



Toot Hill Cottage Toothill Lane, Brighouse, Huddersfield, West Yorkshire, HD6 3SE Asking Price £650,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and characterful THREE BEDROOM SEMI-DETACHED COTTAGE benefiting from a substantial plot within close distance to popular schools and commuters links in the area. With off-street parking for multiple cars, three reception rooms, a two-story garage/annexe and potential to extend (STPC), we expect this property to appeal to family buyers seeking a home in the area. Internally comprising; entrance, dining kitchen with sitting area, conservatory, dining room, lounge, wc, storage closet, master suite with dressing area and en-suite, two further double bedrooms, bathroom, hallway/office and loft. Externally the property has a gated driveway which offers parking for a minimum of four, a car port for a further two, a detached two-story garage/annexe, an allotment, a decking/patio area to the front and side, and finally a large lawned garden offering an ideal sun-trap and potential space to extend the property (STPC). The property is ideally situated to capitalise on useful commuters links, the town centres of Huddersfield and Brighouse, and popular local schools both primary and secondary. We recommend an internal inspection to truly appreciate what this property has to offer.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen / Sitting



Open-plan dining kitchen with sitting area to the front/side of the property, with dual-aspect windows allowing for an abundance of natural light and a view to the garden. The kitchen has a central island with wine rack, a wide range of matching shaker style units with complementary worktops, and space for a dining table with chairs as seen. Appliances and fittings include - belfast sink with drainer, wine fridge, american-style fridge freezer, range cooker with overhead extractor, integrated microwave. The sitting area offers space for a suite or armchairs as seen, and french doors through to the conservatory.

Conservatory



Conservatory to the side of the property with double doors through from the kitchen and a further set to the patio/garden. Offering views to the garden in it's entirety offering the perfect space for a living space and two/three-piece suite.

Lounge



Separate lounge to the rear of the property with double doors to the entrance hallway and access through to the dining room. With stone inset fireplace with wood-burning stove, wooden ceiling beams and space for a large suite.

Dining Room



Separate dining room to the rear of the property with access through from the entrance hallway or lounge. With dual-aspect windows allowing for good natural lighting, wooden ceiling beams and space for a large family dining table with chairs.

WC



Ground floor WC with wash basin, towel rail and frosted glass window.

FIRST FLOOR

Master Suite



Generous master suite to the first floor with separate hallway access and dual-aspect windows allowing for good natural light. The master offers good space for a large bed, side tables, wardrobes and dressing furniture. The dressing area comes with full-length mirrored fitted wardrobes and access through to the en-suite.

En-Suite



Master en-suite with a view to the garden and four-piece suite - bath, corner shower, wc, wash basin and towel rail.

Bedroom



Second bedroom, a double bedroom with a view to the front of the property.
Fitted with full-length wardrobes to two sides and offering space for a double with side table.

Bedroom



Third bedroom, a further double bedroom with a view to the side courtyard.
With a storage closet and space for a double bed with side tables and wardrobes.

Bathroom



House bathroom sitting centrally between to the two double bedrooms.

With tiled flooring and splashbacks, ceiling spotlights, fitted units with mirror and three-piece suite - walk-in shower, wc, wash basin and towel rail.

Hallway / Office



Open hallway to the first floor with a view to the garden.
The hallway offers access to the master suite via a separate hallway and to the other bedrooms, house bathroom, loft and generous airing cupboard.
Currently being used as an office space, ideal for those working remotely.

Loft

The property benefits from a generous loft, accessible via the first floor landing.
With a window already fitted, there is potential for conversion to further bedrooms if preferable.

EXTERNAL



Garden



The property benefits from having a substantial garden to the three sides - ideal for this family home.

The largest part of the garden consists of a generous lawn with boundary hedging and mature trees which enables great privacy and a sun-trap.

Given it's size, the property offers potential to be extended (STPC) whilst maintaining a large garden.

Decking / Patio



To the front/side of the property is an open flagged area complete with decking, garden pond and two access points to the house.

The decking has glass balustrades, space for outdoor seating, and is situated to have a full view of the garden/lawn.

Driveway/Car Port



Gated paved driveway to the side of the property with mature plants/trees and lighting to each side.

The driveway leads into the plot with the garage, allotment and car port to the end which in total offer parking for a minimum of six cars.

Allotment



Separate allotment to the end of the driveway offering a sun-trap complete with greenhouse, beds and boundary fencing.

Garage/Annexe

Detached double garage to the end of the driveway with attached double car port.

The garage is split over two floors comprising of five separate rooms and fitted with power and plumbing supplies.

Offering ideal storage for this family home and large gardens, but also offering potential to be converted to a separate annexe if preferable.

Courtyard



The property backs onto this lovely courtyard consisting of other properties and gated access for cars.

