



20 Highley Park, Clifton

Brighthouse

£425,000

RIGHT HOUSE

20 Highley Park

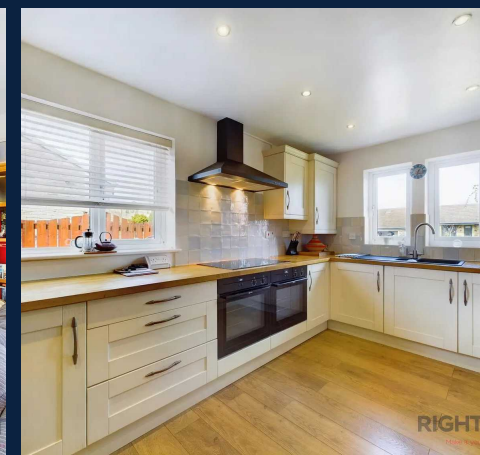
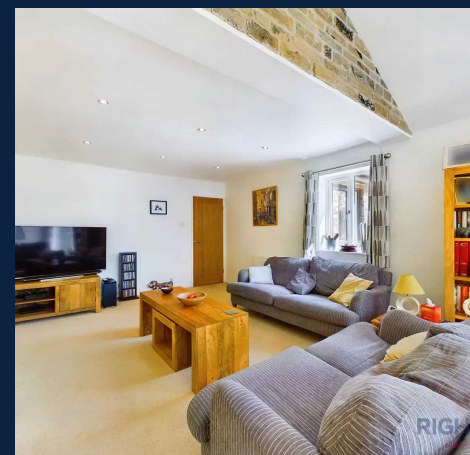
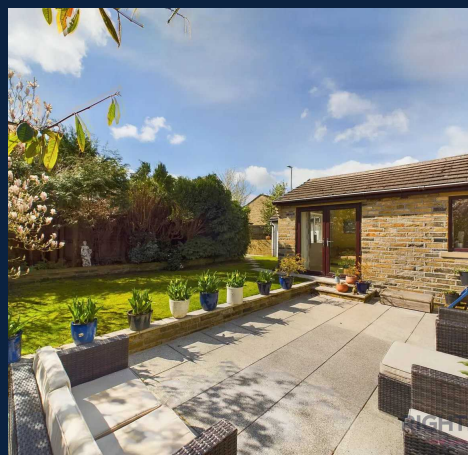
Clifton, Brighouse

Righthaus are proud to offer for sale in the popular area of CLIFTON, close to local amenities and just a short distance to Brighouse town centre, this THREE BEDROOM TRUE BUNGALOW. Situated in a quiet residential CUL-DE-SAC but within easy reach of the M62 motorway network and in the CATCHMENT AREA of several highly regarded secondary and grammar schools and is a short distance of St. John's C of E primary school which is currently rated outstanding by Ofsted.

Council Tax band: E

Tenure: Freehold

- TRUE BUNGALOW
- SITUATED IN THE POPULAR VILLAGE OF CLIFTON
- HIGH QUALITY FIXTURES AND FITTINGS
- BEAUTIFULLY PRESENTED
- EXTENDED LOUNGE
- LARGE DINING KITCHEN
- SOUTH FACING REAR GARDEN
- FOUR PIECE BATHROOM & ENSUITE SHOWER ROOM
- MATURE GARDENS WITH POND
- LONG DRIVEWAY & DETACHED GARAGE



Hallway

Giving access to the dining kitchen and benefitting from solid wood flooring and composite front door.

Lounge

24' 11" x 11' 9" (7.59m x 3.59m)

The lounge has been extended and benefits from exposed stone feature wall, gas central heating, electric fire double glazed window and double glazed French doors opening into the rear garden.

Dining kitchen

17' 7" x 9' 5" (5.37m x 2.87m)

Open style with the dining area. The kitchen has an array of cottage style wall and base cottage units as well as a good amount of solid wood worktops, 1 bowl sink unit with drainer, double electric AEG ovens, induction 5 ring hob, gas central heating and double glazing.

Hallway

Giving access to the three bedrooms and 4 piece house bathroom.





Master bedroom

12' 11" x 10' 6" (3.93m x 3.21m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Ensuite shower room

9' 6" x 4' 4" (2.9m x 1.31m)

Fully tiled Ensuite shower room comprising of 3 piece suite including low level W.C., pedestal hand basin and shower cubicle. Also benefitting gas central heating and double glazing.

Bedroom

14' 8" x 8' 7" (4.46m x 2.62m)

The bedroom has modern decor and flooring. Benefitting from gas central heating and dual aspect double glazed windows.

Bedroom

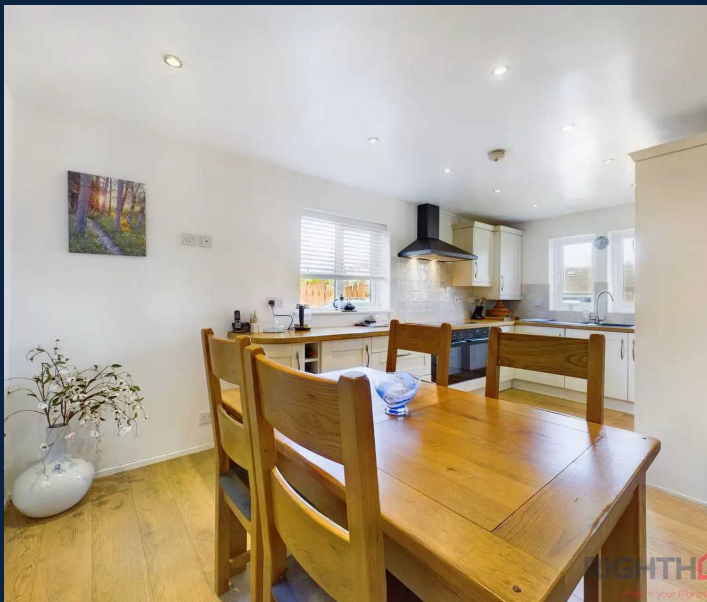
11' 9" x 8' 8" (3.57m x 2.65m)

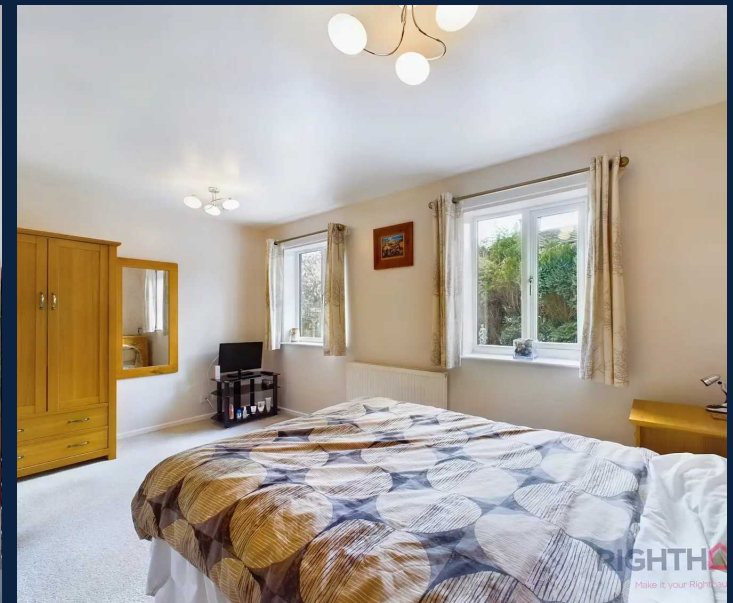
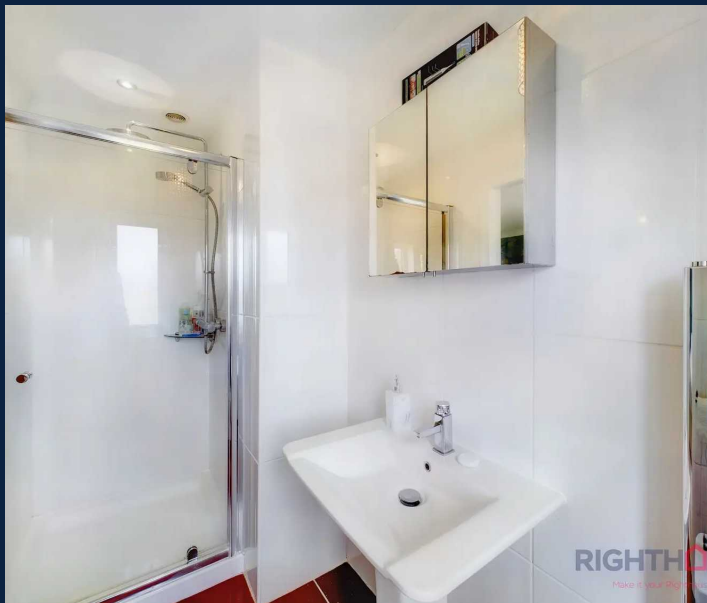
The bedroom has modern decor and flooring. Benefitting from gas central heating and double glazing.

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

Fully tiled family bathroom comprising of 4 piece suite including panelled bath, low level W.C., pedestal hand basin and large corner shower cubicle. Also benefitting gas central heating and double glazing.





FRONT GARDEN

To the front of the property is a lawned garden with mature shrubbery and border planting area.

REAR GARDEN

To the rear of the property is a paved patio area, alongside a lawned garden, mature shrubbery, planting areas and raised pond.

ON DRIVE

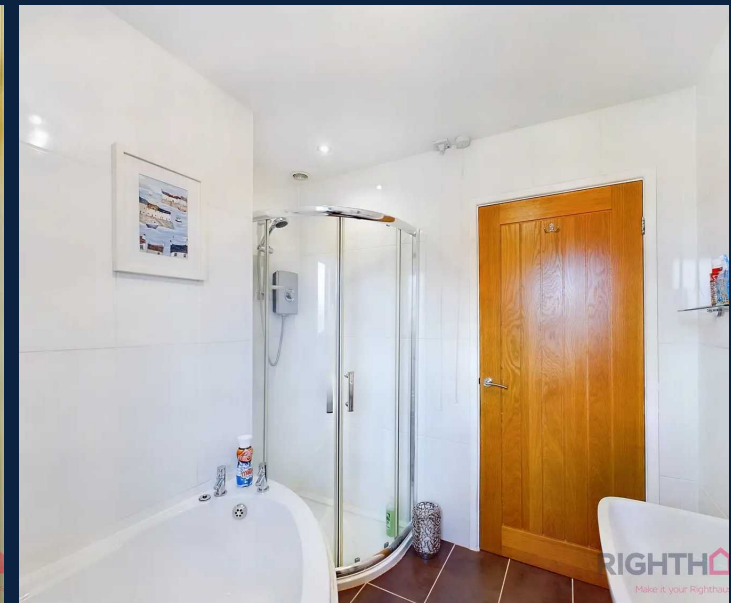
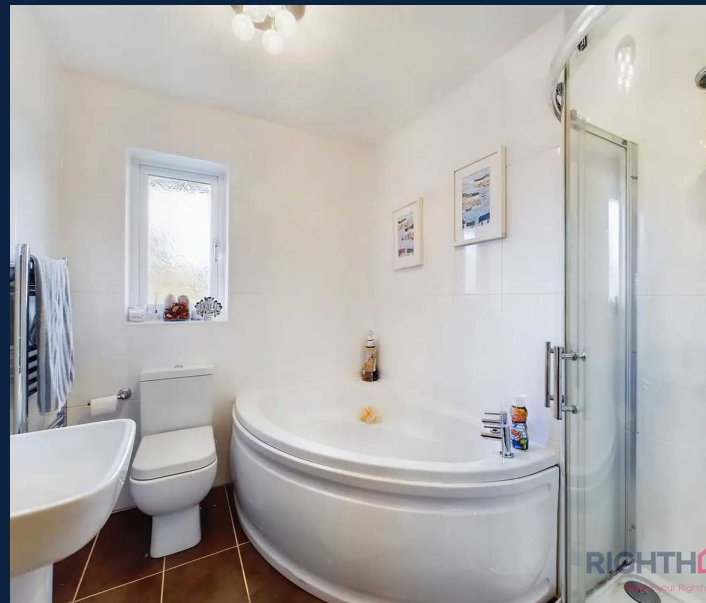
4 Parking Spaces

To the side of the property is a driveway for parking several cars, this driveway also leads to the detached garage.

GARAGE

Single Garage

The detached garage benefits from up and over door, power and lighting.



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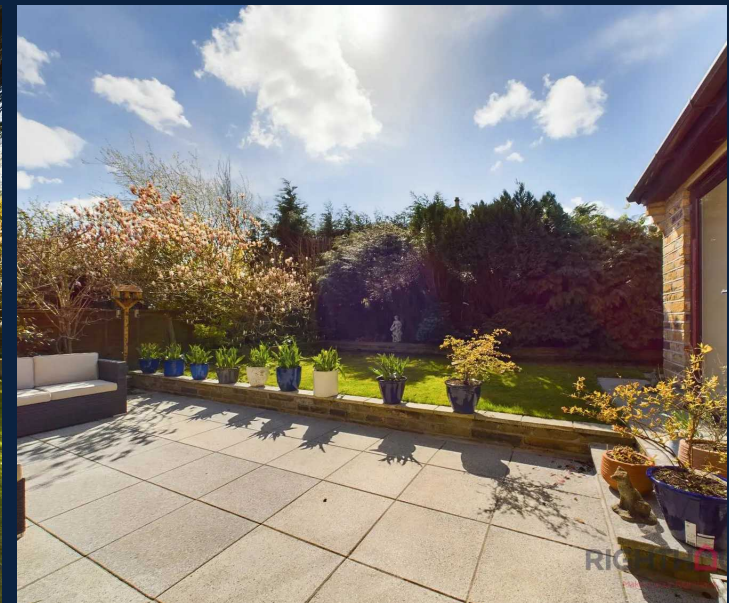
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GARAGE

Single Garage

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RIGHT 
Home & Living Solutions



Approximate total area⁽¹⁾

1087.79 ft²
101.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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