



12 Cawcliffe Road, Brighouse

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£540,000

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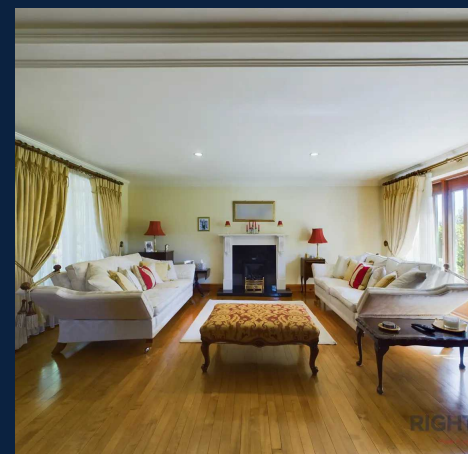
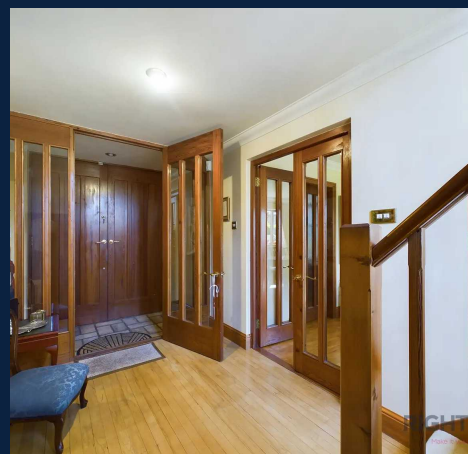
An individually designed property - Built-in 1993, An ideal family home, benefiting from large well-proportioned rooms split over two floors with double glazing throughout. The home benefits from gas fired central heating throughout, provided by a condensing combi boiler.

There is ample off-road parking and a good-sized private garden to the rear.

Council Tax band: E

Tenure: Freehold

- AN INDIVIDUALLY DESIGNED PROPERTY
- SUBSTANTIAL, FOUR BEDROOM DETACHED RESIDENCE.
- OFFERED WITH A HIGH SPECIFICATION THROUGHOUT
- CLOSE TO DESIRABLE LOCAL SCHOOLS
- LARGE LOUNGE & DINING AREA
- INTERNAL VIEWING HIGHLY RECOMMENDED
- LARGE DRIVEWAY & DOUBLE GARAGE
- MATURE ENCLOSED REAR GARDEN



Entrance Hall

Double pitched pine wood doors provide access into an inner porch with glass panelled doors that open into the entrance hall with reclaimed antique solid wood maple floor, which continues throughout most of the ground floor. There is a storage cupboard built under the wood staircase along with a large feature window to the half landing.

Cloaks/W.C.

Fully tiled to the walls and fitted with a two piece suite to include a close coupled toilet and pedestal wash basin.

Study

Fitted with an oak workstation and currently bookshelves to the walls, an ideal home office.

Lounge / Dining Room

A stunning room of grand size with cornice to the ceilings. Light and bright having a large bay window to front, a further window with an external French door providing direct access to the rear patio and garden. Additional rear window to dining area. A living flame gas fire with granite hearth and decorative surround creates a focal point, along with free standing cast iron radiator's.

Dining Kitchen

The large, living, dining kitchen has an array of wall and base unit's as well as a good amount of workspace, 1 1/2 bowl sink unit with drainer. Further benefitting from Windows to front, side and rear elevations and door leading into the double garage.

First floor landing

A true feature of this home is the galleried landing, accessed via the central staircase and opening up into a sitting area with another large feature window. corridors either side provide access to the various bedrooms





Master Bedroom

Benefiting from a range of fitted furniture including wardrobes and over bed storage cabinets two dual aspect feature windows

Ensuite shower room

Includes a quadrant shower, pedestal wash basin and a close coupled toilet and towel radiator. Part tiling to the walls with full height airing cupboard including additional electric immersion water tank

Bedroom 2

A double bedroom benefiting from a fitted wardrobe with sliding mirror fronted doors.

Bedroom 3

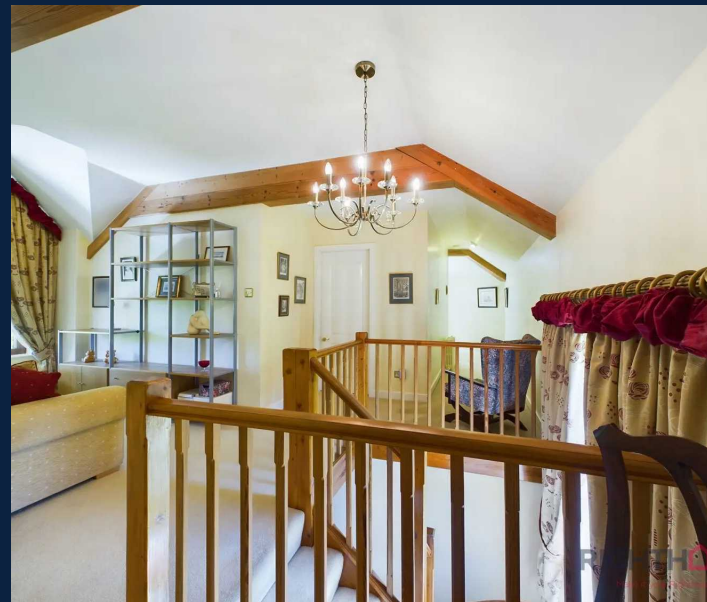
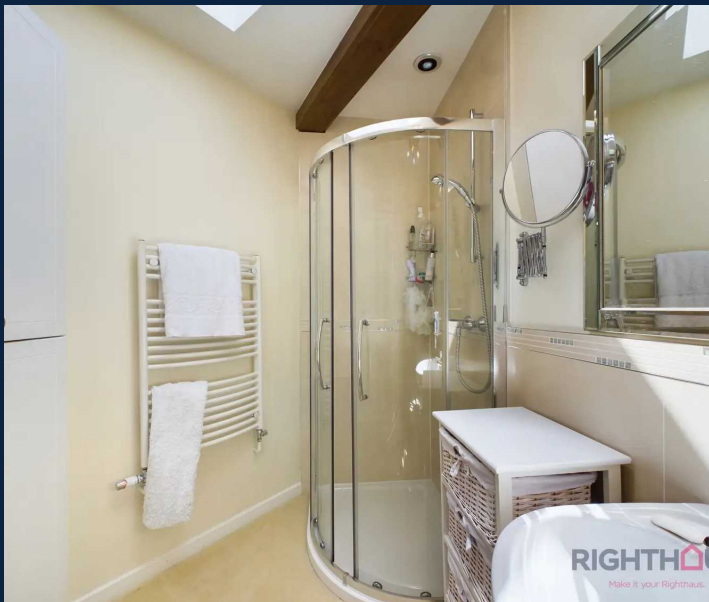
A double bedroom, having a range of fitted wardrobes and furniture.

Bedroom 4

A double bedroom with large bay window and additional window to side.

House bathroom

A truly luxurious house bathroom fitted with a large Jacuzzi bath, a double quadrant shower cubicle and large vanity cupboard units fitted with an oversized Roca sink, integrated waste bin and a back to wall toilet. Fully tiled walls and floor which incorporates electric underfloor heating.



Rear Garden

The rear garden includes rockery, range of mature shrubs, patio seating area and large lawned garden. Fully enclosed and private, ideal for children to enjoy. Access to the rear garden is down the side of the property

Front Garden

To the front there is mature shrubs and planting areas.

Garage

Double Garage

An internal door from the kitchen provides access into the double garage which has plumbing and venting for a washing machine and tumble dryer. along with the wall mounted boiler. External window and rear door. Sectional electric double door to front elevation.

On Drive

3 Parking Spaces

To the front there is ample parking on the large block paved driveway which leads to the double garage.

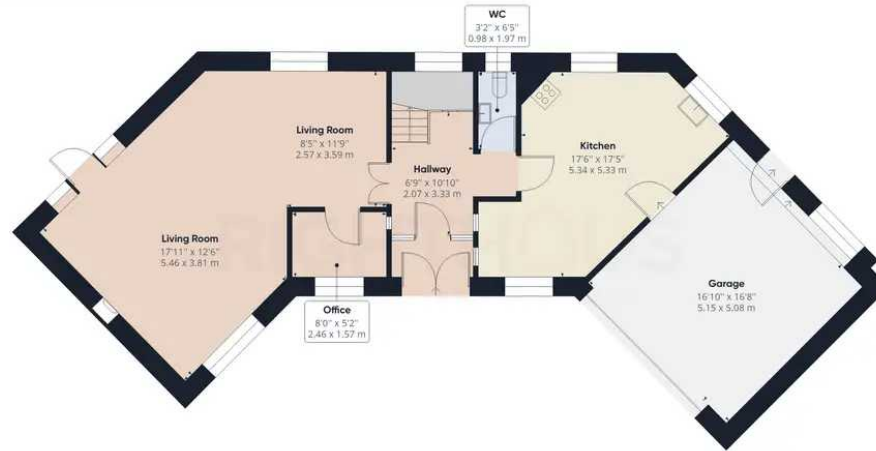




RIGHTS

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Floor 0

Approximate total area⁽¹⁾

2373.21 ft²
220.48 m²



Floor 1

(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.

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