



**Toothill Lane, Brighouse, HD6 3QW**



**welcome to**

**Toothill Lane,Brighouse**

This picturesque, detached home sits on a sizeable plot and offers ample parking space, a double and a single garage, beautiful gardens, and fabulous countryside views. Tucked away from main roads on a quiet lane, with excellent commuter links to the M62 along with schools and public transport links



### **Entrance Porch**

With tiled flooring and double-glazed windows to the front.

### **Hallway**

Hallway with engineered oak flooring, two central heating radiators and understairs storage.

### **Ground Floor Cloakroom**

The room has integrated cupboards, wood flooring and is warmed by a central heating radiator. Double glazed window overlooks the front.

### **Lounge**

13' 11" x 15' 6" ( 4.24m x 4.72m )

Superbly sized reception room warmed by a smokeless coal fire with original fireplace and 2 central heating radiators. The room has carpeted flooring, double glazed window to the front and two double glazed windows to the side.

### **Dining Room**

14' 10" x 9' 9" ( 4.52m x 2.97m )

Superb sized reception room warmed by a central heating radiator. The room has wood flooring and double-glazed sliding doors leading into the conservatory.

### **Bedroom One**

13' 9" x 10' 8" ( 4.19m x 3.25m )

Spacious double bedroom with integrated wardrobes, wood flooring and warmed by a central heating radiator. Double glazed window overlooks the side with views.

### **Reception Room/Bedroom Two**

14' max x 10' 2" max ( 4.27m max x 3.10m max )

Superb sized reception room with wood flooring and warmed by a central heating radiator. Two double glazed windows overlook the front and rear.

### **House Bathroom**

Bathroom suite comprising free standing bath and a separate walk-in shower cubicle, low flush WC, and wash hand basin. With tiled walls and flooring, extractor, and a double-glazed window to the front.

### **Kitchen**

15' into recess x 11' 7" ( 4.57m into recess x 3.53m )

Sizeable kitchen with tiled flooring fitted with a range of wood fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and ceramic hob with extractor hood, integrated dishwasher, and freezer, ceiling spotlights and a central heating radiator.

### **Entrance Hall**

Entrance vestibule with tiled flooring.

### **Utility Room**

8' 1" x 5' 3" ( 2.46m x 1.60m )

Good sized room with space for washing machine and fridge freezer. The room has tiled flooring, central heating radiator and a double-glazed window to the rear.

### **Wc**

With low flush WC, wash hand basin, tiled and a double-glazed window to the side.

### **Meter Cupboard**

Meter and boot storage

### **First Floor**

#### **Bedroom Three**

8' 11" x 12' 10" ( 2.72m x 3.91m )

Good sized double bedroom with eaves storage, carpeted flooring and warmed by a central heating radiator. The room has a skylight

#### **Bedroom Four**

13' 5" max x 11' 1" ( 4.09m max x 3.38m )

Superb sized double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. The window overlooks the front of the property.

### **Shower Room**

Comprising shower cubicle, low flush WC, and wash hand basin. Heated towel warmer/radiator, extractor, tiled and a double-glazed window to the rear.

### **Cellar/Under House Storage**

Dry cellar split into five rooms housing the Gas central heating boiler and the secondary oil central heating boiler, storage, and an enamel sink unit. There is also a workshop with lighting and a double-glazed window to the side.

### **External**

Externally, the property has excellent features such as off-road parking with a sweeping gated driveway and mature gardens around all sides. A sizeable area of the garden is dedicated to raised vegetable beds and fruit trees overlooking extensive countryside views. The property has an integral double garage with an electric roller door, a single detached garage also with an electric roller door, a car port to the side and a workshop, making this property ideal for those needing storage or outdoor workspace. A side door close to the kitchen entrance houses the small smokeless coal store. Solar panels have been installed on the rear of the property.



***view this property online*** [williamhbrown.co.uk/Property/HDF116682](http://williamhbrown.co.uk/Property/HDF116682)



welcome to

## Highfields Toothill Lane, Brighouse

- Detached Family Home With Countryside Views
- Private Location and Close To M62 Links
- A Sizeable Plot With Fabulous Garden Space
- Downstairs Accommodation with Bathroom & Two Bedrooms.
- First Floor with Two Bedroom and Shower Room.
- Solar Panels
- Integral Double Garage Plus Basement Storage Rooms and Workshop.
- Off road Parking with a Further Single Garage and Large Carport.

Tenure: Freehold EPC Rating: C

offers in the region of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF116682](http://williamhbrown.co.uk/Property/HDF116682)



Property Ref:  
HDF116682 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**