

Charnock Bates

The Country, Period and Fine Home Specialist



Moor View

6 Ryecroft Lane, Brighouse, HD6 3TQ





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Summary

Moor View is a stone-built five-bedroom barn conversion which has been recently renovated to a truly high standard. The property was converted over twenty years ago and retains many of the original features and characteristics, whilst blending these with an abundance of high-quality fixtures and fittings expected in modern-day living.

Briefly comprising entrance hallway, cloakroom, lounge, dining kitchen, pantry, utility room, sunroom and snug to the ground floor, principal bedroom with en-suite shower room, further three double bedrooms, office/fifth bedroom, house bathroom and shower-room to the first floor.

Externally to the front of the property is a large, recently installed, resin driveway providing off-street parking for five cars and benefitting from one electric charging point. To the rear is Indian-stone flagged terraced and a well-manicured lawn bordered by mature plants and shrubbery.

Location

Woodhouse is known as one of the most sought-after residential addresses in Brighouse. The property backs onto open fields, with Bradley Woods beyond. The highly regarded Woodhouse Primary School is close by and there is a park also within walking distance. It is highly convenient for access to Brighouse town centre with all the amenities it has to offer including independent cafes and restaurants, barbers, a post office and chain supermarkets as well as having excellent transport links with a bus and railway station within the town centre and the M62 close by.

General Information

Access is gained through a Upvc and glass door into the entrance hallway finished with Yorkshire-Stone flagged flooring, with an open-staircase rising to the first floor and a downstairs cloakroom comprising a WC and pedestal wash-hand basin.

Leading off from the hallway is a dining kitchen which is the real heart of the home, benefitting from under-floor heating with ceramic tiled flooring. The kitchen offers recently fitted wall, drawer and base units with contrasting Dekton worksurfaces incorporating an inset sink with mixer-tap and a breakfast bar. Integral appliances include; an AEG oven, top oven/microwave, five-ring hob with extractor, dishwasher, wine cooler and a fridge and freezer.





Dark cabinetry with built-in ovens and a gas stove. A light blue backsplash is visible behind the stove. The countertop is white and features a sink and various kitchen items like a kettle and toaster.



VIN
VOURLÉS



Accessed off the kitchen is a pantry housing the boiler which then leads through to a utility room benefitting from wall, drawer and base units with contrasting tiled work surfaces incorporating a stainless-steel sink and drainer and with space and plumbing for a washer and a dryer.





Connecting from the kitchen is a sunroom continuing the ceramic tiles with under-floor heating, benefiting from a floating-glass window from the kitchen and full width bi-fold doors leading out to the rear garden creating the perfect space for entertaining.

Moving through to the spacious and tastefully decorated lounge benefiting from dual aspect windows and French doors leading out to the rear garden. The focal point of the room being a gas flame-effect fire with stone mantel, hearth and surround.





Completing the ground floor accommodation is a cosy snug with a built-in media wall offering a separate seating space.

The first-floor landing allows access to the fully boarded loft with a Velux offering the potential for conversion subject to any buildings regulation/planning approvals and offers character with high ceilings and timber beams which continues throughout the first-floor accommodation.



Leading off the landing, the spacious principal bedroom has a large arch window and benefits from an en-suite which is part tiled and comprises a WC, pedestal wash-hand basin and a walk-in rainfall shower.





Moving through to the house bathroom which is part-tiled and comprises a WC, pedestal wash-hand basin and a panelled bath.

There is a second shower room comprising of a walk-in shower. Completing the accommodation are a further three double bedrooms and an office/fifth bedroom.





Externals

To the front of the property is a large, recently installed, resin driveway providing off-street parking for five cars and benefitting from one electric car charging point. To the rear of the property is an Indian-stone flagged terraced leading off from the sunroom making the perfect space for alfresco dining, with a generous and well-manicured lawn bordered by mature plants and shrubbery.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale, Band F.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.



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Directions

From Brighouse town centre, proceed up Huddersfield Road (A641) towards Huddersfield. Take a left on to Daisy Road and then a right on to Ryecroft Lane where Moor View will be on your right-hand side.

For satellite navigation: **HD6 3TQ**

Local Information

Nearest Stations

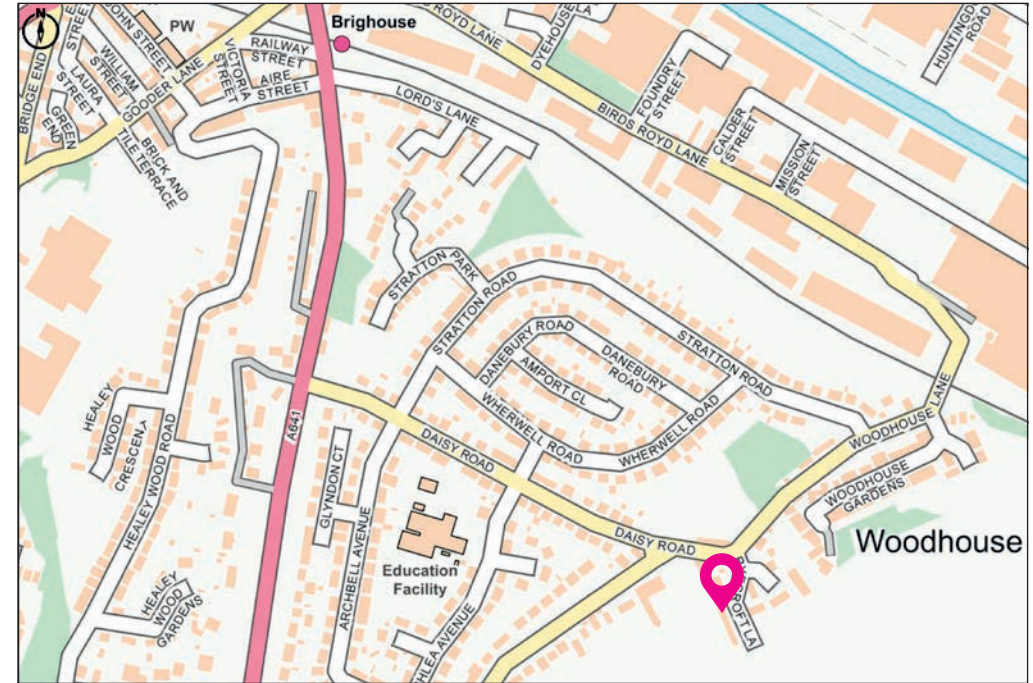
Brighouse 0.6 miles
Halifax 5.2 miles

Nearest Schools

Toy Box Day Nursery 0.3 miles
Woodhouse Primary School 0.3 miles
Rastrick High School 2.7 miles

Motorway Network

M62, Junction 25 2.6 miles



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Floor Plans

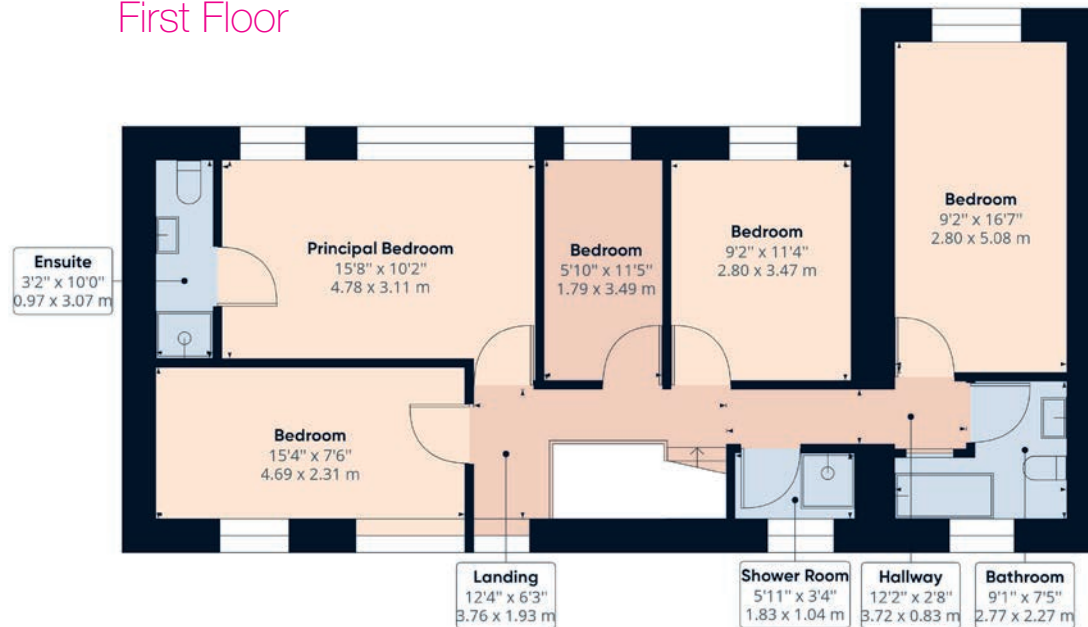
Ground Floor



Attic



First Floor



Approximate floor area =
1,973.98 sqft (18.39m²)

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