

Charnock Bates

The Country, Period & Fine Home Specialist



Lyndhurst Grove
Lyndhurst Grove Road, Brighouse, HD6 3SD





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STONE-BUILT DETACHED



FOUR DOUBLE BEDROOMS



DRIVEWAY PARKING FOR FOUR CARS



GENEROUS SOUTH-EAST FACING GARDEN

Offers over: £595,000

charnockbates.co.uk





Summary

Lyndhurst Grove is an attractive, stone-built detached family home, sitting in a prominent position in a highly desirable location. The house offers spacious accommodation over two floors, retaining a wealth of high-quality period fixtures and fittings throughout.

The house was originally architect-designed for the prominent silk merchant Mr WRB Field in 1934, this being carved in the keystone above the imposing front entrance.

This is a rare opportunity to acquire a unique and much admired, attractive, elegant and substantial quality home with extensive beautifully manicured gardens.

Internally, the property briefly comprises; entrance hallway, cloakroom, lounge, dining room, kitchen and conservatory to the ground floor, cellar to the lower ground floor, and principal bedroom, three further double bedrooms, house bathroom and separate w/c to the first floor, and utility room accessed externally.

Externally, a newly installed block-paved driveway provides off-street parking for four cars, adjacent to a generous South-East facing lawned garden, bordered by mature planting and shrubbery. A path leads round the side of the property to a delightful landscaped rear garden with a pond.



Location

Woodhouse is known as one of the most sought-after residential addresses in Brighouse. The highly regarded Woodhouse Primary School is close by and there is a park also within walking distance. It is most convenient for access to Brighouse town centre with all the amenities it has to offer. These include 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 solid oak door with glass panelled surround into the welcoming entrance hallway showcasing oak panelled feature walls and benefiting from a fully tiled cloakroom with a Shanks Trevor w/c and wash-hand basin. A fantastic solid oak open staircase with wooden balustrade rises to the first floor.

Leading off the hallway is the generous lounge, featuring high skirting and coving, and boasting dual aspect windows with a large bay window to the front elevation allowing for natural light to flood through and enjoying an outlook of the front garden. An open fire sits at the focal point with the original mantel, hearth and surround.

Moving through to the dining room, mirroring the lounge with high skirting and coving and dual aspect windows, with a large bay window to the front elevation and period oval windows to the side elevation. A coal effect fire sits at the focal point within an original fireplace with oak mantel and tiled hearth.

The kitchen offers a range of bespoke oak wall, drawer and base units with contrasting tiled worksurfaces incorporating a ceramic one and a half bowl sink and drainer with mixer-tap. A gas oven with four-ring hob and extractor hood above sits within the chimney breast, complimented by a tiled splashback. Integrated appliances include a dishwasher and fridge.

An exposed stone archway in the kitchen leads through to a conservatory offering an additional space to sit and relax whilst enjoying an outlook and allowing access to the wonderful landscaped rear garden through French doors, creating the perfect entertaining space for bbq's and alfresco dining.

A utility room is accessed externally from the rear garden providing useful storage.

The fantastic open staircase rises to the light and airy galleried landing thanks to the number of beautiful original leaded windows allowing for natural light to flood through, and accesses four double bedrooms, the house bathroom and a separate w/c. A loft hatch allows access to a part bordered expansive loft.

The spacious principal bedroom has dual aspect windows with a large bay window to the front elevation and period oval windows to the side, alongside high skirting and coving. A second spacious double bedroom mirrors the principal bedroom with dual aspect windows.

A further double bedroom has a large window to the side elevation enjoying a pleasant and extensive outlook over the garden and beyond towards Brighthouse. It has high skirting, coving and picture rails and a decorative fireplace to the focal point.

Completing the accommodation, the fourth bedroom has dual aspect windows and built-in wardrobes.

The extremely attractive part tiled house bathroom offers a contemporary three-piece suite comprising a wash-hand basin with vanity unit, free-standing bath and double walk-in rainfall shower. There is a separate w/c.















Externals

A newly installed block-paved driveway provides off-street parking for four cars, adjacent to a generous South-East facing lawned garden bordered by mature planting and shrubbery. A flagged pathway contours the property round to a wonderful landscaped rear garden.

Also accessed through the French doors of the conservatory, creating the perfect entertaining space for bbq's and alfresco dining, the rear garden has a pebbled pathway leading to a pond, seating area and enjoys mature planting and shrubbery.

Fixtures and Fittings

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

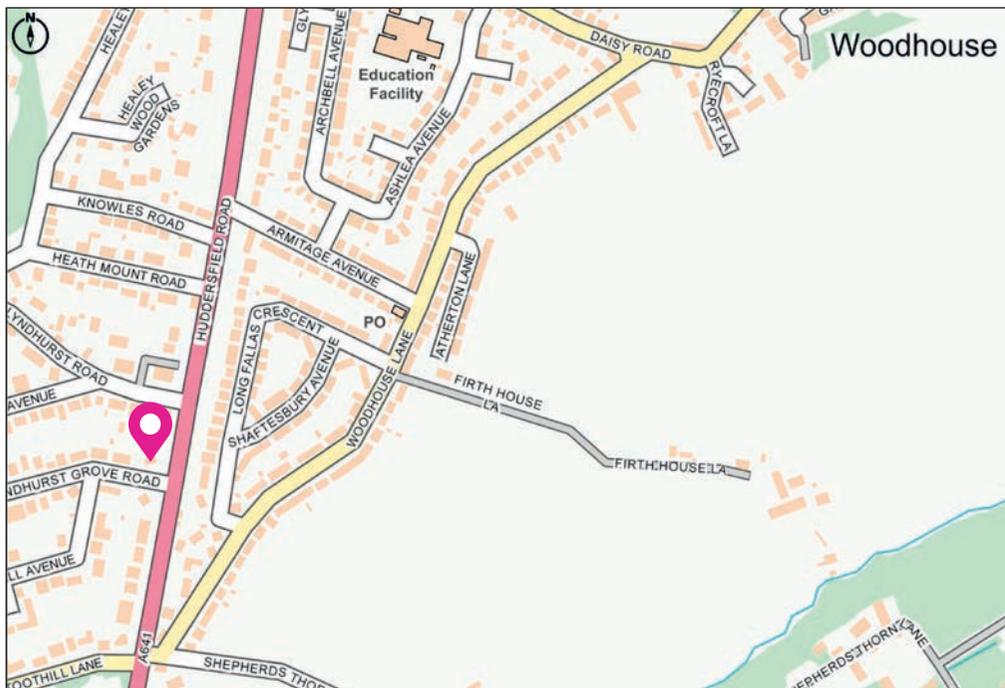
Wayleaves, Easements and Rights of Way

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.





Directions

From Halifax head onto Orange Street (A629) and then at the roundabout, take the third exit onto Burdock Way (A58). Continue to follow the road past Shibden Park until you get to Stump Cross where you will need to keep right and head on to Leeds Road. Turn right at Hipperholme traffic lights on to Brighouse Road (A644) and continue for approximately 2.0 miles to the roundabout, taking the second exit on to A643.

At the next roundabout, take the second exit on to Owler Ings Road (A643) and follow round over the bridge and then take a left-hand turn on to Mill Royd Street. At the traffic lights, take a right-hand turn on to Huddersfield Road (A641) and continue for approximately 0.8 miles, then taking a right-hand turn on to Lyndhurst Grove Road. Lyndhurst Grove is the first house on your right-hand side.

For satellite navigation: **HD6 3RT**

Local Information

| | | |
|------------------|---------------------------|-----------|
| NEAREST STATIONS | Brighouse | 0.7 miles |
| | Deighton | 2.3 miles |
| | Huddersfield | 3.0 miles |
| NEAREST SCHOOLS | Carr Green Primary School | 0.5 miles |
| | Woodhouse Primary School | 0.6 miles |
| | Rastrick High School | 1.1 miles |
| MOTORWAY NETWORK | Junction 25, M62 | 2.2 miles |

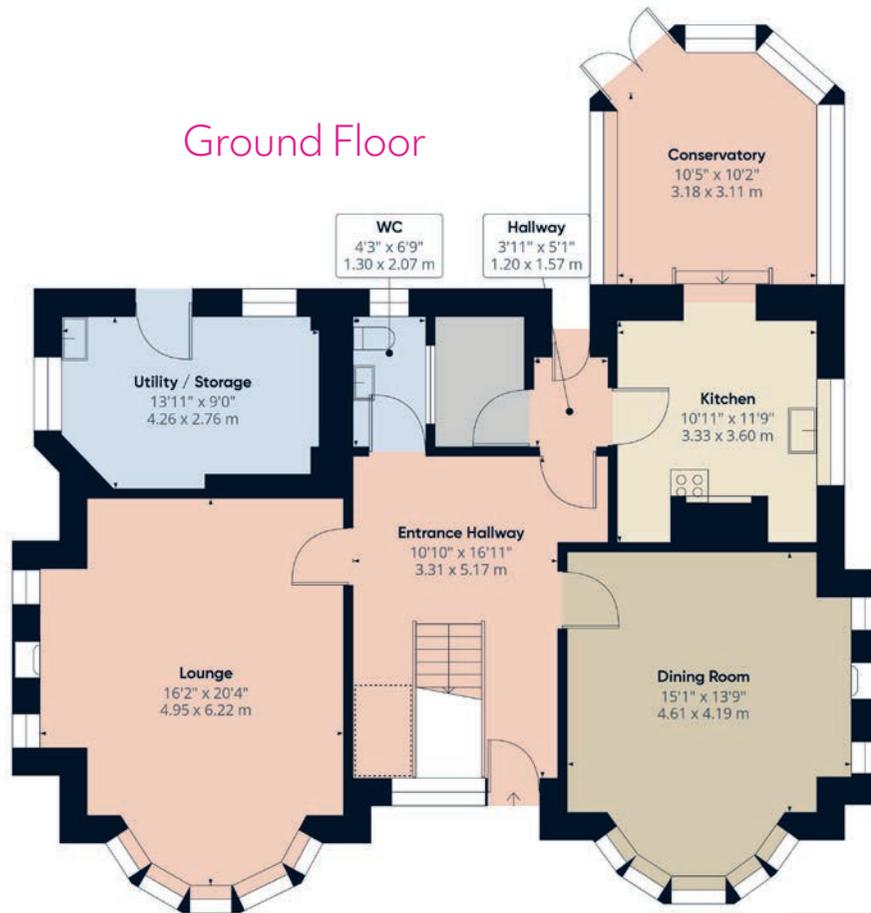
Property Information

| | |
|--------------------|---------------------|
| TENURE | Freehold |
| CONSTRUCTION | Stone |
| EPC RATING | E |
| LOCAL AUTHORITY | Calderdale MBC |
| COUNCIL TAX | Band F |
| ELECTRICITY SUPPLY | British Gas |
| GAS SUPPLY | British Gas |
| WATER SUPPLY | Yorkshire Water |
| HEATING | Gas central heating |
| BROADBAND | BT |
| MOBILE SIGNAL | Good coverage |

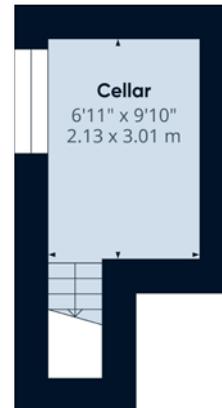
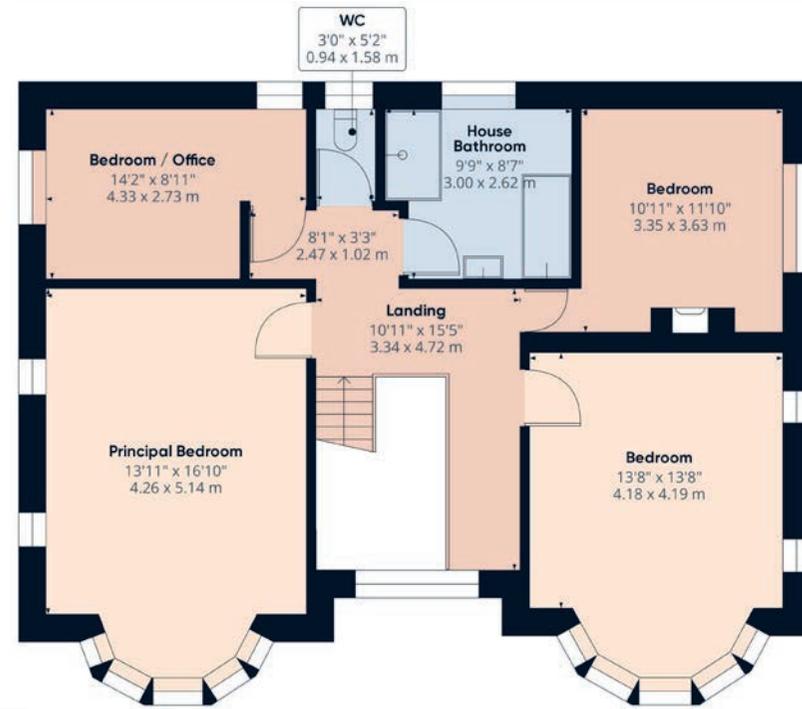


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
2,250.20 sqft (209.05m²)
(inc Cellar)

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01422 380100

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HX6 4BG
01422 823777

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