

Charnock Bates

The Country, Period & Fine Home Specialist



Glenwood

Wood Bottom Lane, Brighouse, HD6 2QW



GLENWOOD



Glenwood

Wood Bottom Lane
Brighthouse
HD6 2QW



STONE BUILT MID TERRACE FAMILY HOME



THREE DOUBLE BEDROOMS & TWO RECEPTION ROOMS



**DRIVEWAY FOR ONE CAR WITH SECURE PARKING
FOR A FURTHER TWO CARS**



PRIVATE FRONT AND REAR GARDEN WITH FAR REACHING VIEWS

Guide price: £385,000

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Summary

We are delighted to bring to the market Glenwood. A modern and contemporary family home occupying a prominent and elevated position in a tucked away sought after location. This beautiful family home boasts breathtaking far-reaching views over Red Beck Valley. Completed to a high standard throughout and offering accommodation over two floors, this stunning family home must be viewed to be truly appreciated.

Internally, the property briefly comprises of an entrance porch, lounge leading through to the breakfast kitchen, family bathroom and further versatile reception room, currently being used as a playroom to the ground floor. The principal bedroom with ensuite bathroom and two further bedrooms completes the first-floor accommodation.

Externally, a block-paved driveway providing off street parking for one car, a double garage providing further secure parking for two cars. A composite door and steps lead up to the south facing garage top garden with artificial lawn, boasting beautiful panoramic views over woodland and fields. To the rear, a private, tiered, low maintenance garden, the perfect space for entertaining guests. With steps leading up the landscaped garden to the greenhouse enjoying the beautiful views.



Location

Situated in a much sought-after location, occupying a stunning rural position yet only a short drive from local amenities available in nearby Brighouse, including a number of chain supermarkets and independent retailers. Local schools include Brighouse High School, Hipperholme Grammar and Lightcliffe Academy and the area boasts excellent commuter links with regular train services running from Brighouse and Halifax stations offering transport links to Leeds and Manchester and direct access to London, along with convenient access to the M62 motorway network. The area is ideal for those with outdoor interests including keen walkers, cyclists and those with equestrian interests having numerous footpaths and bridleways running through Red Beck Valley, Sunny Vale and Shibden Valley.

General Information

Access is gained through a sliding glazed door to the entrance porch, leading through to the lounge. Benefitting from a feature bay window allowing for plenty of natural light to flood through while taking in the breathtaking views. A multifuel stove with stone hearth is the focal point of the room and a contemporary panelled wall compliments the space.

The lounge gives access to a modern breakfast kitchen finished with contemporary tiled flooring benefitting from underfloor heating. The kitchen offers a central island and breakfast bar together with a range of bespoke units. It is a light and airy space for family meals and entertaining. Integrated appliances include a four-ring induction hob, fridge and freezer, electric fan oven, microwave and dishwasher.

From the kitchen gives access to the family bathroom. A tranquil space benefitting from underfloor heating and a four-piece suite.

Returning through the lounge and completing the ground floor accommodation is a versatile room that could be used as a home office, guest bedroom or playroom.

Ascending the staircase with stainless steel banister rail. The first floor offers principal bedroom with ensuite bathroom and two further bedrooms.

The principal bedroom boasts Upvc French doors with a Juliette balcony overlooking the private rear garden. Benefitting from contemporary timber wall panelling and built in wardrobes with access to the bespoke ensuite bathroom. A wonderful, relaxing space boasting a freestanding contemporary bath with overhead rainfall shower and matt black wall mounted mixer tap.

The second bedroom boasts French doors with a Juliette balcony and a bespoke built in wardrobes.

Completing the first-floor accommodation is a further bedroom, currently being used as a nursery with front facing Velux windows flooding the room with natural light.











Externals

A blocked paved driveway for one car gives access to a double garage with secure parking for a further two cars. Benefitting from power, lighting, wall racking storage. A composite door leads to steps accessing the raised and enclosed garage top garden boasting artificial lawn bordered by iron balustrade with beautiful views into the valley, a perfect space for alfresco dining and entertaining guests.

The well-established tiered rear garden benefits from a pebbled terrace area with concrete steps leading to a further bark and pebbled terrace. Further steps lead to a greenhouse.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

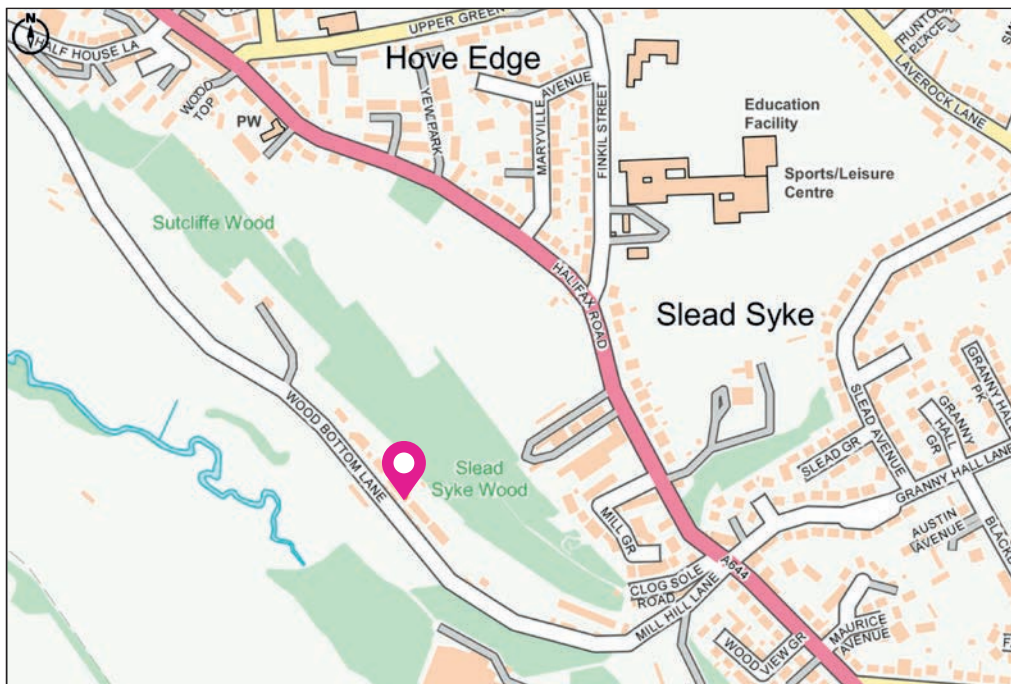
The sale is subject to all these rights whether public or private, whether mentioned in these particulars or not.

The mature trees do have Tree Preservation Orders, please contact us for more information.

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 proceed to Orange Street roundabout and take the third exit on to Burdock Way (A58) Continue past Shibden Park to the traffic lights, keeping right to continue on to Leeds Road (A58) towards Hipperholme. At Hipperholme traffic lights, take a right-hand turn on to Brighouse Road and continue for approximately towards Brighouse before taking a right-hand turn on to Mill Hill Lane. Continue down Mill Hill Lane where you will find Rocky Mount on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HD6 2QW**

Local Information

NEAREST STATIONS	Brighouse	1.3 miles
	Deighton	4.6 miles
	Halifax	4.8 miles
NEAREST SCHOOLS	St Andrew's C or E Infant School	0.6 miles
	St Andrew's C of E Junior School	0.8 miles
	Brighouse High School	0.6 miles
MOTORWAY NETWORK	Junction 25, M62	2.4 miles

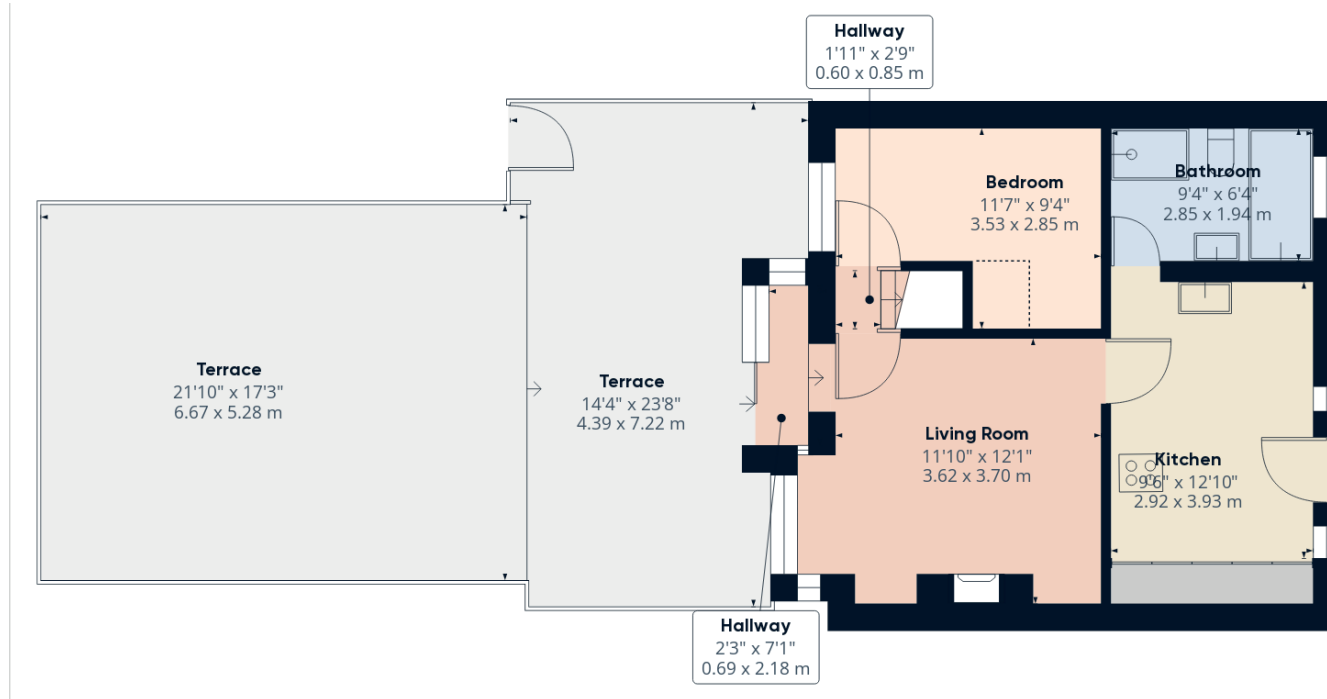
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band B
ELECTRICITY SUPPLY	TBC
GAS SUPPLY	TBC
WATER SUPPLY	Yorkshire Water
HEATING	Mains gas
BROADBAND	TBC
MOBILE SIGNAL	Good coverage

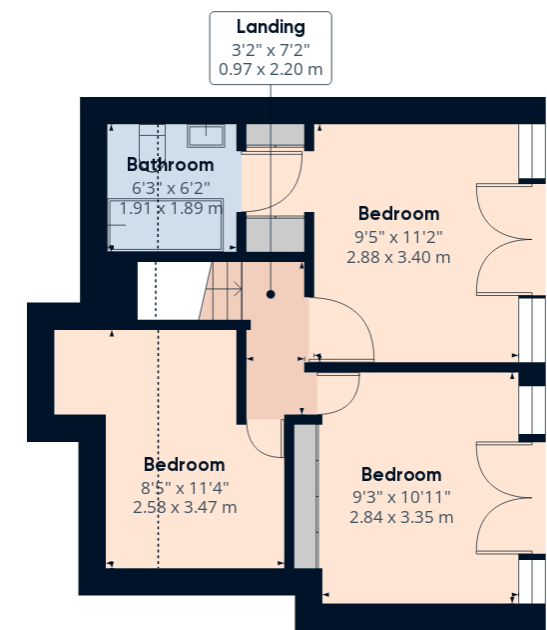


Floor Plans

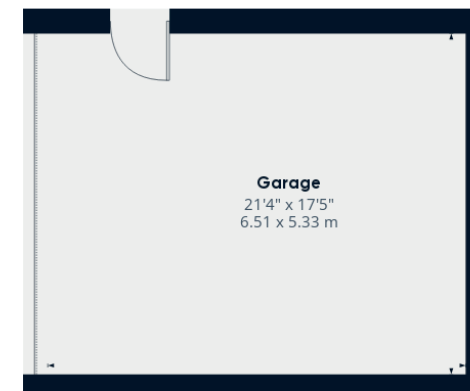
Ground Floor



First Floor



Garage



Total approximate floor area:
1,245.28 sqft (115.69.00m²)
(inc Garage)

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