



146 Huddersfield Road
Brighouse, HD6 3RT

Substantial five-bedroom period home
reimagined for modern living



Charnock Bates

The Country, Period & Fine Home Specialist





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Brighouse
HD6 3RT

Guide price: £750,000

At a glance

- Five spacious bedrooms (four doubles plus a large top-floor bedroom with vaulted ceiling and beams)
- Dramatic bay windows, period detailing, and superb natural light throughout
- Triple-aspect living room with zoned lounge/games space opening to a vaulted conservatory
- Statement kitchen with central island, twin bay windows, premium NEFF/ Samsung appliances, instant boiling-water tap, and underfloor heating
- Utility/boot room and ground-floor WC
- Luxurious four-piece bathroom with dual sinks and rainfall shower
- Landscaped gardens with patios, covered seating area, and hot tub
- Double garage and gated drive
- EV charging installed
- No onward chain

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Substantial five-bedroom period home reimagined for modern living

Set behind electric gates with a sweeping driveway and parking for up to 11 cars, this elegant detached home blends high ceilings, cornicing, and herringbone floors with contemporary comforts including underfloor heating and a showpiece kitchen. A double garage, beautifully landscaped gardens, and a no-chain sale make this a rare Brighthouse opportunity.



Living spaces

A welcoming hallway with herringbone flooring leads to a refined dining room with bay window and a marble-surround fire – perfect for hosting.

The full-depth living room offers flexible zones for relaxing and entertaining, flowing through glazed doors to the light-filled conservatory with French doors to the garden.

Kitchen

Designed as the home's social hub, the kitchen pairs sleek cabinetry and contrasting worktops with a large island (seating four), two sinks, extensive storage, and an elite appliance suite (Samsung induction hob; two NEFF ovens plus NEFF steam oven; plate warmers; Bosch dishwasher; fridges/freezer).

Underfloor heating and twin bay windows (one with built-in seating; one with garden access) complete the space.

A utility and WC sit adjacent.













Bedrooms and bathrooms

The principal bedroom enjoys fitted wardrobes, a bay window and an adjoining room ideal as a dressing room, nursery or future ensuite.

Three further double bedrooms on the first floor offer flexibility. The family bathroom impresses with dual sinks, rainfall shower, bath, bidet and fitted storage.

On the top floor, a fifth bedroom with vaulted ceiling, beams, skylight, and eaves storage makes an inspiring studio, office or guest suite.







Outside

Manicured front grounds are framed by mature trees and a gated drive to the double garage.

The rear garden is perfect for year-round enjoyment: flagged entertaining terrace, hot tub (which is included in the sale), level lawn, mature borders, covered seating area, shed, outdoor tap, and side access. EV charging in place.





Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Double garage and gated driveway with parking for up to 11 cars. EV charging.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	E.ON
GAS SUPPLY	E.ON
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas and electric central heating
BROADBAND	Virgin Fibre or Sky Fibre available
MOBILE SIGNAL	Good outdoor and in-home (Ofcom Mobile Checker)

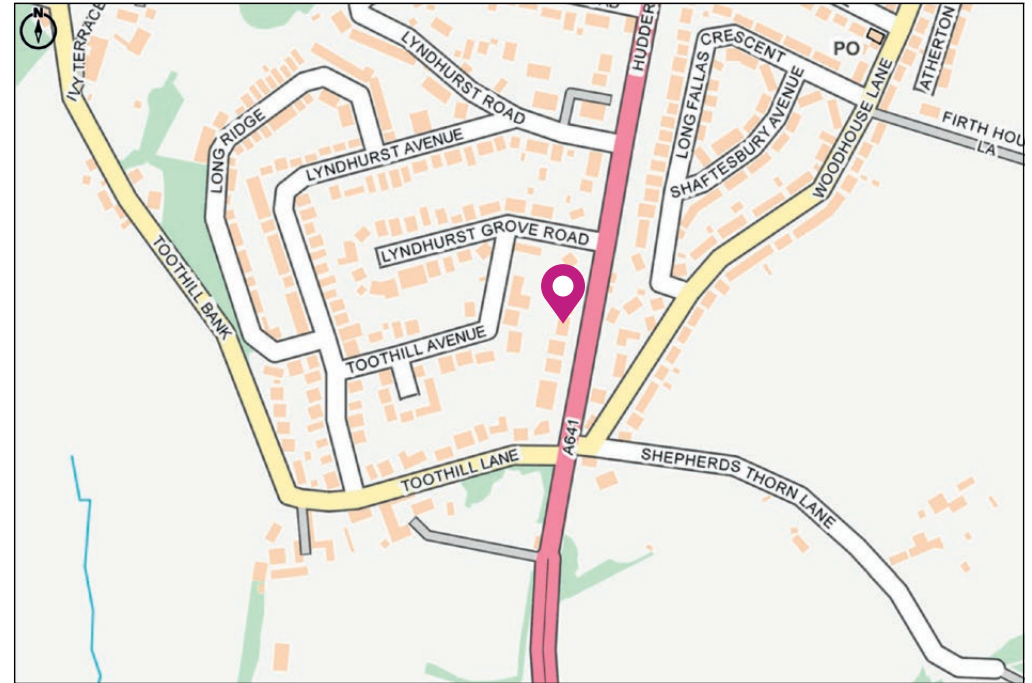
Location

This property enjoys a highly convenient and desirable setting. Brighouse town centre is within walking distance, offering a range of bars, restaurants, and independent shops, as well as respected local schools and leisure facilities.

For commuters, Brighouse train station is just a short walk away, with direct trains to London King's Cross, Manchester, and Leeds. The property is also only 4.7 miles from Junction 24 of the M62, providing excellent road links to Leeds, Manchester, Halifax, Huddersfield, and the wider West Yorkshire region.

Adding to its appeal, a golf course is located nearby, complementing the leisure amenities available.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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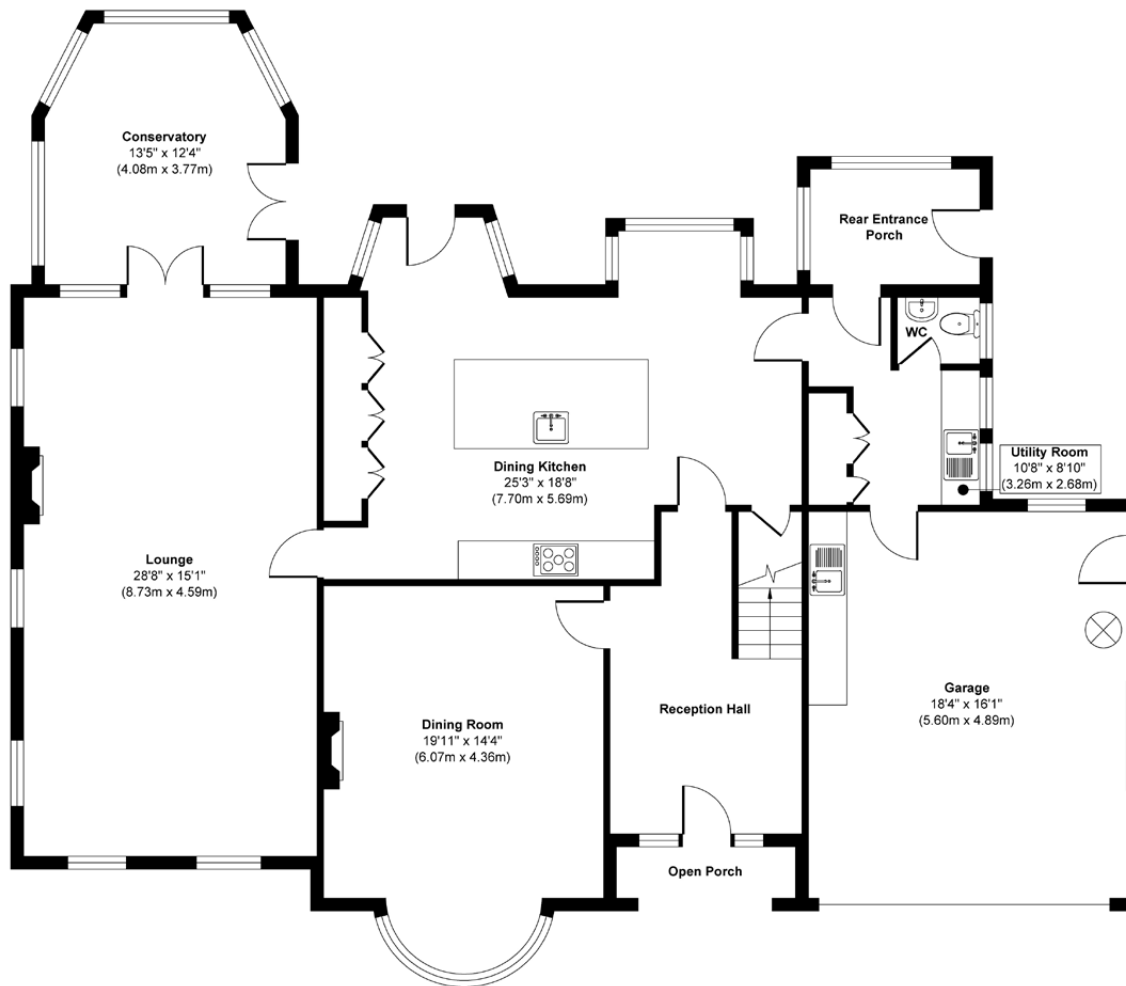
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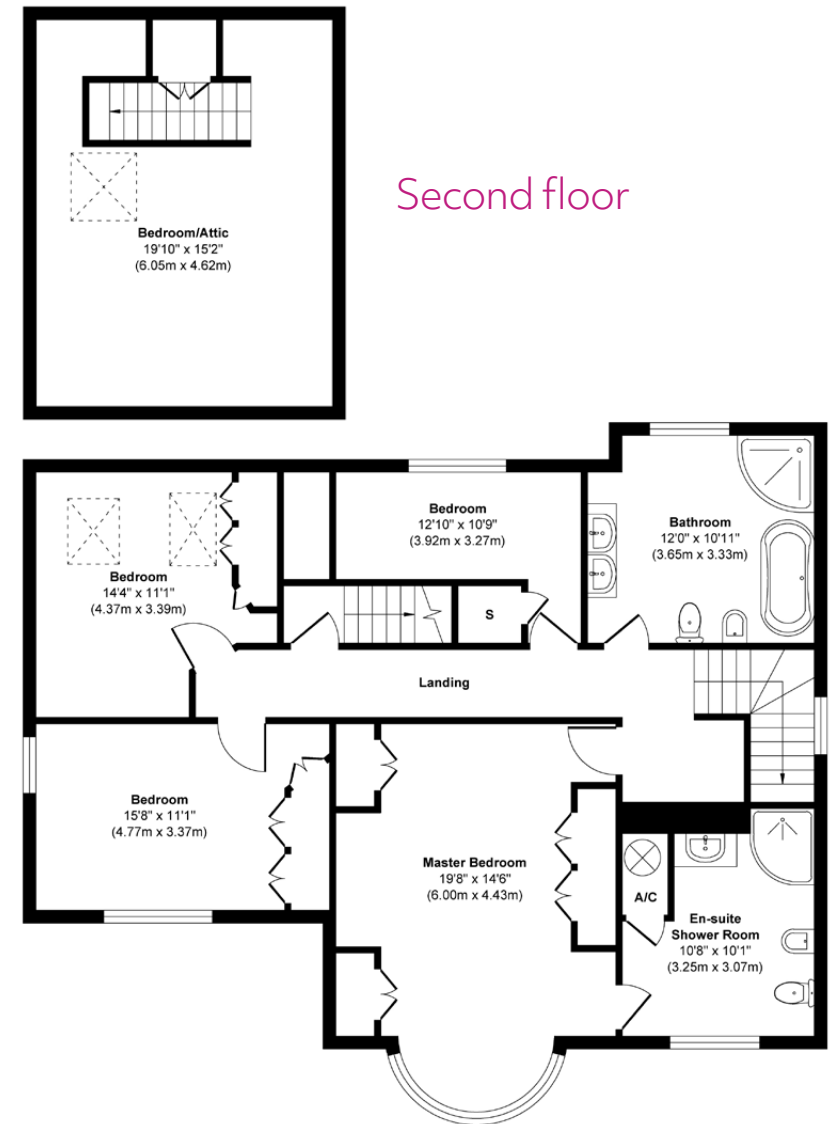
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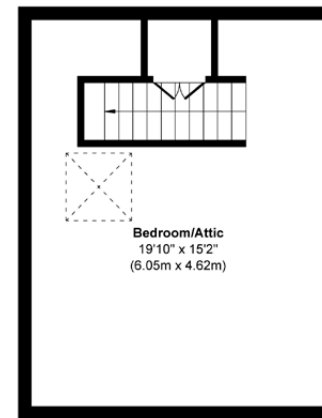
Floor plans



Ground floor



First floor



Second floor

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Total approximate floor area:
3,278 sqft (304.78m²)
 (inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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