



RESIDENTIAL



14 Heath Mount Road

Brighouse, HD6 3RS

Offers Around £525,000 Freehold





A rare opportunity has arisen to purchase this substantial, stone built, Edwardian semi-detached family home located on one of the most sought-after residential street's in Brighouse. The property boasts ready to move into accommodation including 4 double bedrooms plus occasional room, three reception rooms, two bathrooms plus WC, ample storage and generous cellar rooms, together with ample off-road parking, a detached double garage, external stores and gardens. An early viewing is recommended to avoid disappointment.

Location

This enviable family home sits within a generous plot just off Huddersfield Road, in a highly desirable area of Brighouse, just a short distance from the town centre and local railway station. The location is also ideal for access to highly regarded local schools, Huddersfield and the M62 network.

Accommodation

Step inside and you will appreciate that the property is well presented throughout with high quality fixtures and fittings, original period features, high ceilings and spacious rooms. An entrance porch gives access to a WC with wall mounted wash hand basin. Continuing through to the hallway with Oak flooring and panelling to the open staircase and cellar access. The cellars, with stone flagged floors, stone keeping tables, windows and an external door, provide ample storage including a utility area with a sink, plumbing for a washing machine, and hot water tank. The gas, electric and water meters are located here, as is the Valliant boiler which was newly installed in October 2023.

The dining room enjoys a beautiful cast iron and tiled fireplace with timber surround and a large bay window to the front elevation. To the rear, the lounge enjoys Oak flooring and a cast iron multi-fuel stove sat upon a stone hearth and surround. Accessed off the lounge is the conservatory with French doors leading out to the garden. The kitchen is equipped with an excellent range of base, wall and drawer units with Oak effect worktops and upstands incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and waste disposal unit. With space for a duel fuel range cooker set within the chimney breast, space for an America style fridge freezer, metro style tiling, integrated dishwasher and microwave. A useful boot room is set off the kitchen and gives external access.

The first floor accommodation provides a principal bedroom with fitted wardrobes and an en suite shower room comprising a wash hand basin and WC set within a vanity unit, a shower cubicle and wall mounted cupboard and mirror. There are two further double bedrooms, one of which is currently utilised as an office with the central feature being the period fireplace. The house bathroom enjoys a white suite comprising: wash hand basin, WC and bath with shower over and complimentary tiling. The second floor provides a fourth double bedroom with dormer window to the rear and fitted double cupboard. An occasional / fifth bedroom enjoys a skylight window and an additional storage room houses the cold water tank.

Externally, to the front of the property there is an established lawned garden together with mature trees and shrubs. To the side of the house is a paved patio seating area and the driveway provides ample off road parking and leads to the detached double garage with two up and over doors, power and water. An established rear garden is predominantly lawned with mature borders, a greenhouse, garden shed and stone built outside store.



Council tax band: E
EPC rating: E (39)
Ground rent: N/A
Service charge: N/A

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