



## Highley Lodge 105-107 Towngate

Clifton, Brighouse, HD6 4HP

£359,500 Freehold







This stone built detached house was formerly two properties and now offers a generous sized character home in the heart of this sought after and popular residential village. Step inside and you will appreciate the property has an immense amount of character together with an abundance of quality fixtures and fittings throughout, making it a true enviable family home. The location is a stone's throw from St John's CV Primary Academy and within easy access of both the town centre and J25 of the M62. Together with the property are delightful enclosed private rear gardens.

### Location

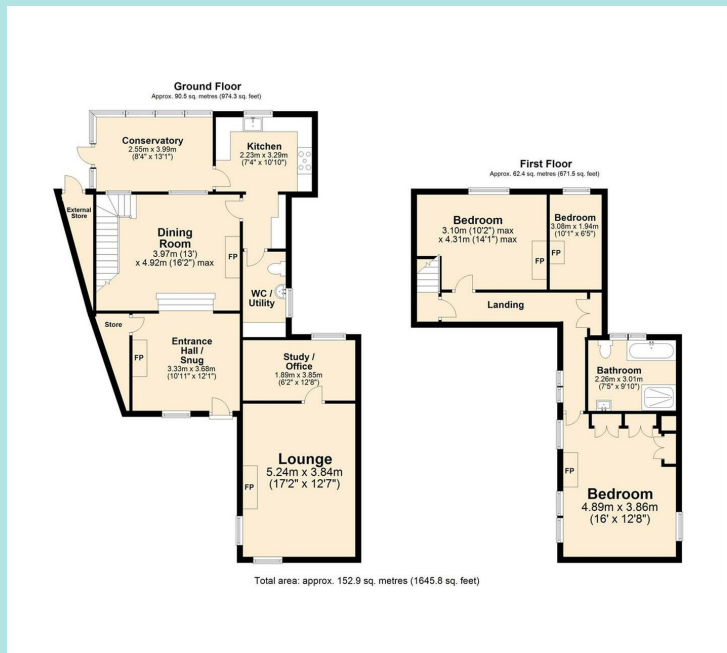
The property is set back from Towngate, close to the War Memorial and there is ample communal parking. Clifton enjoys excellent access to the M62 motorway network and the nearby Brighouse railway station provides regular services, making it a popular location with commuters for both Leeds and Manchester. There are a wide range of local amenities in Brighouse Town centre including many high street and independent shops, established restaurants and supermarkets.

### Accommodation

Entrance Room/Snug with feature stone fireplace and a tiled floor, beamed ceiling, wall light points and a radiator. Lounge having a living flame coal effect gas fire to a wood fireplace with granite hearth. Beamed ceiling and radiator. Study/Office, dining room with a living flame log effect gas fire and metal fireplace. Tiled floor, open staircase and a radiator. Kitchen benefiting from a stainless steel Belfast sink unit and comprehensive range of modern base units, drawer units and wall units together with worktops and an entrance area with further storage cupboards. Integrated appliances include a Range cooker, dishwasher and fridge. There is a tiled floor, gas central heating boiler and radiator. Utility Room/Cloakroom with WC and bracket wash hand basin with tiled splashbacks, storage cupboards, plumbing for a washing machine and a tiled floor. Conservatory constructed of uPVC and having a French door leading to the rear garden. Tiled floor.

First floor with principal bedroom with fitted wardrobes, storage cupboards and a feature cast iron fireplace. Radiator. Two bedrooms Bedroom and house bathroom with a four-piece white suite comprising WC, wash hand basin to a vanity unit, tiled-in bath and separate large shower cubicle with Rainforest shower head. Complementary fully tiled walls, spotlights to the ceiling and a heated towel rail.

Externally the property has an enclosed lawned, flower bedded and shrubbed garden with patio area to the rear offering a high degree of privacy. To the front is a small yard area.



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

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