



20 Thornhills Lane

Clifton, Brighouse, HD6 4JG

Offers In The Region Of £469,950 Freehold





A fantastic opportunity has arisen to purchase this much loved and well maintained family home. This stone built, detached property boasts accommodation set over three floors and includes three double bedrooms, two bathrooms and three reception rooms. Enjoying spectacular panoramic views, the property enjoys all the modern comforts one would expect such as full double and triple glazing and gas central heating, and is further enhanced by a wood burning stove, electric entrance gates, a spacious driveway, detached stone built garage, an electric vehicle charging point, and generous gardens.

Featuring solar panels and an additional plot of agricultural land which provides an allotment / orchard area, this would be an ideal purchase for those looking for a family home which allows a level of self-sufficiency.

Location

Thornhills Lane is a highly sought-after residential location, positioned just off Clifton Common (A643) and only a short distance from the bustling centre of Brighouse with all its shops and amenities. With J25 of the M62 being easily accessible, and Brighouse Railway Station being only a short drive away, this prominent location is attractive to commuters. The Armatage Arms and The Black Horse Inn are both within walking distance, as is the highly regarded St Johns C of E Primary Academy.

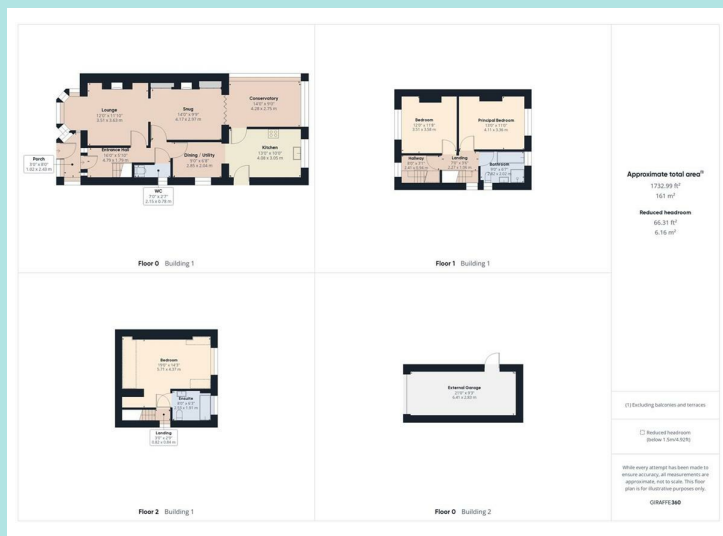
Accommodation

A half glazed entrance porch with uPVC door gives access into a welcoming entrance hallway with a dado rail and open staircase to the first floor with a painted timber spindle balustrade. Situated under the stairs is the cloakroom which features two-piece white suite comprising: WC and corner wash hand basin. A good sized lounge enjoys a large bay window to the front elevation with panoramic views, a ceiling rose and a living flame gas fire set upon a marble hearth with an individually made, ornately carved Mahogany fireplace. The room is currently open plan to the snug, however the double doors could easily be reinstated to close the room off if required. The snug enjoys a further ceiling rose, bespoke fitted bookcases made from American Walnut with cupboards below, and a Danish HWAM Vivaldi wood burning stove set within a brick fireplace with timber surround. Double doors lead through to the glass roof double glazed and heated conservatory which enjoys views over the rear garden and is currently utilised as a dining space. The kitchen benefits from an excellent range of base, wall, and drawer units with contrasting slimline worktops incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and a five ring gas hob which includes a wok burner with extractor above. Featuring bespoke splashbacks of toughened glass, glass display cabinets and under unit LED lighting. Integrated appliances include a Stoves oven and grill, Bosch dishwasher and washing machine, and there is ample space for a free-standing fridge freezer. An open archway leads through to a dining area with a further fitted double cupboard which houses the brand-new Baxi boiler which was installed in May 2024 and has a 10 year guarantee.

Continuing up to the first floor where a window to the side elevation allows natural light. There are two spacious double bedrooms, one set to the front of the property with views towards Brighouse and the valley beyond, whilst the second is set to the rear and enjoys views over the rear garden and a fire surround to the chimney breast with a blocked off fireplace. The generous house bathroom enjoys the four piece white suite comprising WC, bidet, wash hand basin and bath. In addition there is a corner shower cubicle, shaver point, LED lights, part tiled walls and dual aspect windows. From the landing, a door gives access to a further staircase which leads up to the second floor which accommodates the third double bedroom. This light and airy room is a fantastic space, featuring two Velux windows and a large window overlooking the rear gardens as well as an open wardrobe space with hanging rail and access to eaves storage. The en suite bathroom features a four piece white suite comprising: WC, wash hand basin set within a vanity unit, bidet and bath with shower over.

Externally, the front garden enjoys an area of lawn with mature borders and a "Narnia" lamp provides external lighting. A tarmac driveway provides off-road parking for at least four cars / caravan / motorhome secured by electric entrance gates to the side of the house where an electric vehicle charging point is situated. The driveway continues up to the detached, stone built 1 and ½ depth garage with electric remote roller shutter door and full loft storage space with ladder. To the garage roof are solar panels which are on a Feed-in Tariff and generate approximately £1,100 per annum index linked to 2036 in addition to providing free electricity. The SSE facing rear garden enjoys a good sized lawn with borders of mature plants, trees and shrubs. There is a good sized patio which provides an open seating area, a large log shed and polytunnel/workshop and to the side of the garage, a covered all-weather seating/eating area with pizza oven (available via separate negotiation).

To the rear of the garden, held on a separate Freehold title, is an additional plot of agricultural land which measures approximately 0.185 acres (749.4 m2) and this is utilised as an allotment / orchard area. The land is well stocked with a wide variety of plants and fruit trees including grape vines, plums, pears, apple, cherry, mulberry and walnut.



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

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