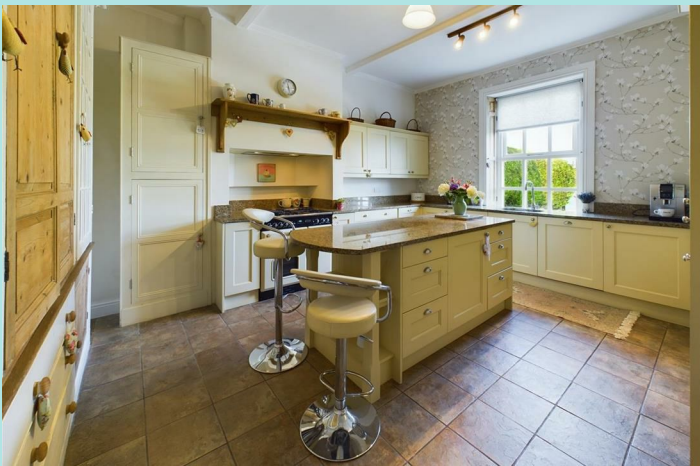




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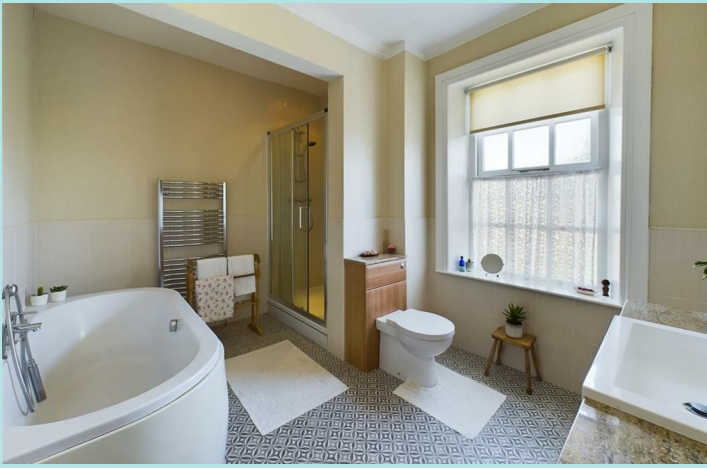


## The Old Vicarage Ogden Lane

Brighouse, HD6 3HF

**£550,000 Freehold**





We are delighted to offer sale this substantial stone built former Vicarage which stands in good sized private grounds and offers a truly enviable family home. Step inside and you will appreciate the accommodation not only has generous sized rooms but it's particularly well presented with quality fittings and period features throughout. The accommodation is laid out over three levels including 3 reception rooms, 6 bedrooms and 2 bathrooms

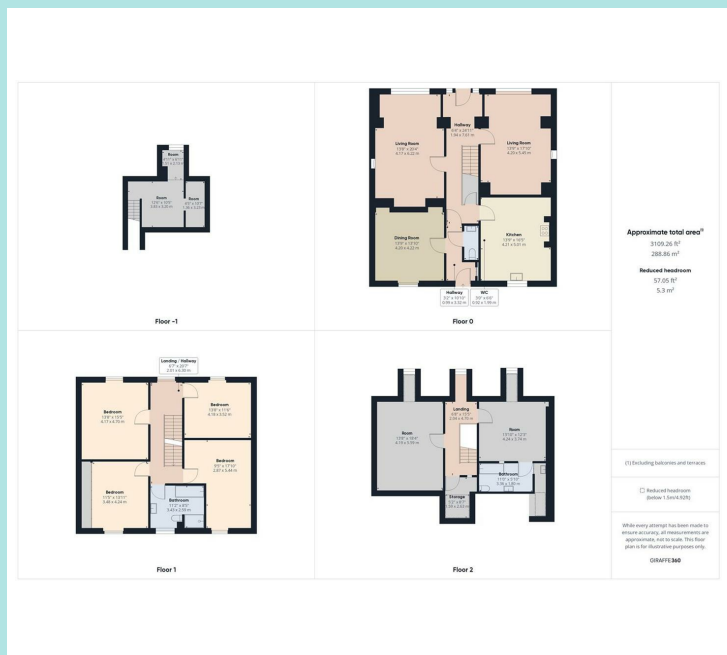
### Location

Ogden Lane is a pleasant residential street about half a mile or so from the town centre, close to several local schools and the local park. The property stands back from the road in private gardens with a gated entrance to the front and ample parking. Junction 24 of the M62 is less than a 10 minute driveway.

### Accommodation

There's a useful Keeping Cellar. On the Ground Floor, a large Entrance Hall, Cloakroom/WC., Spacious Lounge with a period fireplace and pleasant aspect over the gardens, Sitting Room with original marble and cast-iron fireplace. Dining room with display cupboards and shelving superb Breakfast Kitchen with range of modern units, granite worktops and some original cupboards. There's a range cooker, integrated dishwasher, fridge freezer and microwave. Central island with breakfast bar. On the First Floor, there are 4 Double Bedrooms one with a range of fitted furniture. Bathroom with WC, wash hand basin, double ended bath, large separate shower cubicle with complementary tiling. Landing. On the Second Floor is it Double Bedroom with dormer window fitted wardrobes and an en-suite Bathroom with WC wash hand basin bath and complementary tiling. Double bedroom with dormer window and roof lights. Storeroom with room light. The front of the property is a large key block paved gated area providing ample parking for several vehicles. This offer a high degree of privacy with the shrubs and trees. To the rear of the property is a large lawn flowerbed and shrub garden with good sized paved patio.

NB beyond the garden is a separate piece of land that the current owner has planning permission for and is going to build a new house on.



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

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01484 711200



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