



## 18 Deep Lane

Clifton, Brighouse, HD6 4HF

**Offers Around £315,000 Freehold**





Available for immediate occupation, this stone built semi-detached property on Deep Lane is a wonderful opportunity to acquire a spacious family home in a desirable location, close to highly regarded local schools and with excellent transport links. The well planned accommodation is set over three floors and includes a high specification dining kitchen, four bedrooms and gardens to the front and rear.

### Location

Enjoying an elevated position, set back from the roadside, the property is located on Deep Lane, between Woodhead Lane and Cross Lane. Clifton is an extremely popular village where residents can enjoy nearby open countryside, the highly regarded St Johns C of E Primary Academy, children's play park and The Black Horse Inn which is within easy walking distance from the property. In addition, its only a short distance from the bustling centre of Brighouse with all its shops and amenities. Brighouse Railway Station is only a short drive away and with excellent access to J25 of the M62, this prominent location is attractive to both commuters and families.

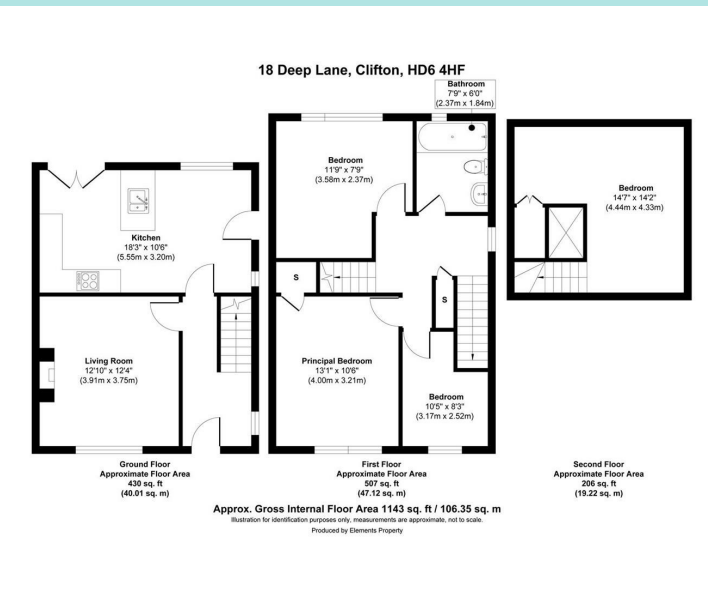
### Accommodation

A uPVC door leads into the entrance hallway with an open staircase to the first floor with timber spindle balustrade, useful understairs storage cupboard, feature radiator and a window to the side elevation. The spacious lounge enjoys a large window to the front elevation, a tall feature radiator, stylish central light fitting and an electric fire set within the chimney breast. Set to the rear, the heart of the home is undoubtedly the high specification dining kitchen which features electric underfloor heating beneath a tiled floor and twin modern light fittings. There is an excellent range of Shaker style base, wall and drawer units with contrasting granite worktops and upstands that incorporate a 1 and ½ bowl undermounted sink with mixer tap and waste disposal, and both a Neff 5 ring gas hob and a 2 ring induction hob with extractor above. Integrated appliances include a STOVES electric oven, microwave, Kenwood dishwasher and an American style fridge freezer with plumbed in water dispenser. With tiled splashbacks, French doors leading out to the rear garden, and a uPVC external door to the side elevation. The boiler, which was installed in 2022, is positioned the wall.

Continuing up to first floor landing which has natural light via a window to the side elevation, a feature radiator and useful fitted cupboard. The principal bedroom is set to the front of the property and is a good sized double with feature radiator and useful understairs cupboard. The adjacent single bedroom also enjoys a feature radiator and useful fitted double cupboard. A further double bedroom enjoys a window overlooking the rear garden. Completing the first floor accommodation, the house bathroom enjoys a modern white three piece suite comprising: wash hand basin with mixer tap, low flush WC and bath with mixer tap and a rainfall shower over with handheld attachment. With uPVC marble effect panelled walls, wood effect laminate flooring, wall mounted mirrored cabinet and glass shower screen.

With conversion works undertaken by the previous owners, a further staircase leads up to the fourth bedroom which is a good size double and enjoys a Velux window with integrated blind, two radiators, timber panelled balustrade and useful boxed-in storage area.

The gardens, both front and rear, are currently paved and pebbled for low maintenance, and present a blank canvas for gardening enthusiasts or those wishing to create an outdoor space to suit their own tastes. Additionally, an outbuilding provides a valuable utility and storage space, enhancing the practicality of this lovely home. We understand that the property has had benefit of the use of two allocated parking spaces to the front of the property over a period of the last 20 years, however, these spaces do not form part of the title for the property.



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

[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.