138 Halifax Road, Brighouse, HD6 2QA

**Offers Over £750,000**

bramleys

*This substantial stone-built, 5 bedroomed, detached property is situated on an extensive plot. Situated in the highly desirable residential area of Brighouse and within close proximity of well regarded local schooling. Constructed by locally renowned Jagger Builders, the property has been luxuriously refurbished and extended by the present owners and now offers quality accommodation. Boasting ensuite facilities to both the master bedroom and guest suite, the property has a spacious dining kitchen with a wealth of integrated appliances and Italian marble worktops. The kitchen benefits from full-width bi-folding doors to the rear making it an ideal space for entertaining. Benefitting from 3 further spacious reception rooms, art deco style windows, magnificent stonework and electric gated access, only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.*

*Energy Rating: E*

## GROUND FLOOR:

Enter the property via a composite entrance door into:-

### Entrance Hall

Where there is Amtico flooring, central heating radiator behind fretwork panel, heavy ceiling coving, 3 wall light points and bespoke spindle rail balustraded oak staircase by Neville Johnson.

### Cloakroom/WC

Fitted with a 2 piece suite comprising low flush toilet and wash bowl set onto matching pedestal with cupboards beneath with chrome mixer taps. There is also full tiling to the walls and a uPVC double glazed window.

### Sitting Room

17'3" x 15'4" (5.26m x 4.67m)

A spacious sitting room benefitting from a marble hearth and fireplace recessed into an inglenook style fireplace. There is also a set of French doors leading to the side gardens, 2 central heating radiators and heavy ceiling coving.

### Dining Room

12'6" x 12'6" (3.81m x 3.81m)

Fitted with a recessed art deco style bay window with sealed unit double glazing with feature window seat beneath, 4 wall light points, dado rail decor and 2 antique style matte black central heating radiators.

### Lounge

16'0" x 15'4" (4.88m x 4.67m)

Another spacious lounge area peacefully situated to the rear of the property with uPVC double glazed bay window, a feature electric and log effect fire set into a limestone fire surround and mantle. There is also sunken LED lighting and feature antique style matte black radiators.

### Dining Kitchen

26'0" x 22'8" (7.92m x 6.91m)

Comprising a range of handmade floor and wall units with Italian marble working surfaces. Integral appliances include a 5 burner gas range with adjacent hotplate, double oven and grill with overhead extractor fan and light, wine cooler, fridge, dishwasher, a central island with Italian marble work surfaces, inset 1.5 bowl sink unit with Franke kettle mixer tap, waste disposal and peninsular breakfast bar. There is also full tiling to the floor, a feature gas and log effect stove, automatic Velux rooflights, atrium, ladder style radiator and sunken low voltage lighting. The kitchen benefits from full-width bi-folding doors to the rear.

## Utility Room

8'3" x 5'5" (2.51m x 1.65m)

Fitted with wall and floor units and has plumbing for an automatic washing machine and separate drier provisioned under the units.

## Inner Hallway

There is Amtico flooring. a built-in under stair store cupboard and leading to the side entrance vestibule.

## Side Entrance Vestibule

There is a cloaks area, a uPVC double glazed entrance door and access to the garage.

## Garage

17'0" x 8'8" (5.18m x 2.64m)

An integral single garage fitted with remote control up and over door, power and light points and a Belfast sink unit.

## FIRST FLOOR:

## Landing

There is a built-in linen cupboard, a central heating radiator and uPVC double glazed window.

## Master Bedroom

16'0" x 11'0" (4.88m x 3.35m)

Peacefully situated to the rear of the property and comprising a comprehensive range of fitted furniture by Hammonds including built-in wardrobes with hanging and shelving facilities, drawer units, bedside cabinets and dressing table with drawer units to either side. There are also 2 wall light points, sunken LED lighting and a chrome central heating radiator.

## Ensuite Shower Room

Fully tiled to the walls and floor and furnished with a 3 piece white suite comprising concealed flush WC, glass wash bowl with waterfall mixer taps and drawer units beneath and a fully tiled shower cubicle with rainwater head and additional hose. There is also a chrome towel rail and 2 uPVC double glazed windows.

## Bedroom

12'2" x 13'0" (3.71m x 3.96m)

There is a range of fitted furniture including 4 door wardrobes with hanging and shelving facilities, matching bedside drawer units, dressing table with drawer units to either side and feature window seat with drawer units beneath. There is also a uPVC double glazed window, a central heating radiator and low voltage lighting.

## Guest Suite

17'5" x 13'0" (5.31m x 3.96m)

Benefitting from a range of fitted furniture comprising 6 door wardrobes with hanging and shelving facilities, integral drawer units, a central heating radiator, uPVC double glazed window, sunken LED lighting and 2 wall light points. A set of matching doors gives access to the ensuite.

## Ensuite Shower Room

Furnished with a 2 piece suite comprising wash bowl set onto marble top with cupboards beneath and a fully tiled shower cubicle with rainwater head and additional hose. There is also a chrome ladder style radiator, full tiling to the walls and floor, uPVC double glazed window and sunken lighting.

## Bedroom

15'5" max x 10'3" (4.70m max x 3.12m)

Fitted with 7 door wardrobes by Hammonds with hanging and shelving facilities, matching dressing table with drawer units to either side, sunken LED lighting, a central heating radiator and uPVC double glazing.

## Bedroom

9'5" max x 8'9" (2.87m max x 2.67m)

Currently used as an office with built-in desk with drawer units to either side, cupboards and shelving, filing drawers, a central heating radiator, a uPVC double glazed window and sunken low voltage lighting.

## Bathroom

Furnished with a 4 piece suite comprising concealed flush WC, twin wash bowls with chrome waterfall mixer taps, panelled bath with waterfall mixer taps with overhead shower and additional hose and curved shower screen. There is also a chrome ladder style radiator, full tiling to both the floor and walls and 2 uPVC double glazed windows.

## OUTSIDE:

To the front, there is a twin stone pillared entrance with electrically operated gates with separate pedestrian access. The gates lead to a block paved frontage with parking for 8-10 vehicle which in turn leads to

the attached garage. There are also flowerbeds, Victorian style lamp stand, circular water feature and raised beds. To the rear, there is a full width stone flagged terrace opening up to a feature seating area with adjacent storage and stone firepit with curved stone bench seating. There are extensive lawned gardens with mature trees, shrubs and bushes.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave the Elland office and turn right onto Southgate. At the roundabout, take the first exit onto Elland Riorges Link (B6114). Follow this road around and at the next roundabout, take the first exit onto Huddersfield Road which will then become Briggate. Keep following this road around and bear right onto Elland Bridge. After a short distance, take the right hand turn onto Park Road and stay on this road for approximately 3 miles to the roundabout and taking the first exit onto Halifax Road. Stay on this road for about 1 mile passing the Kershaw's Garden Centre and the property can be found on the right hand side identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

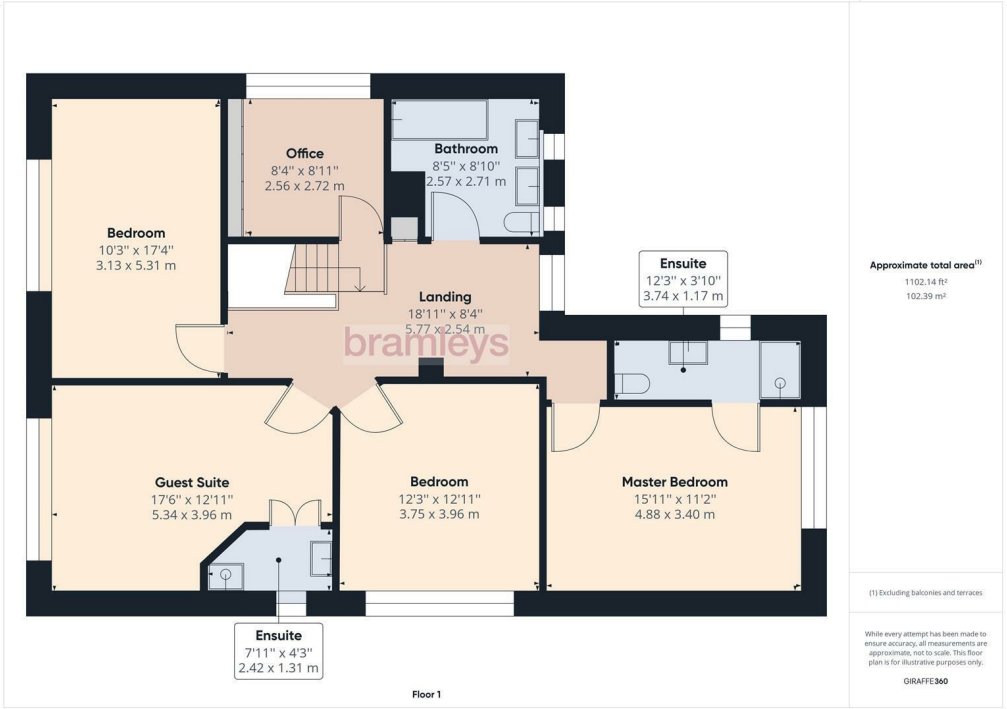
Band F

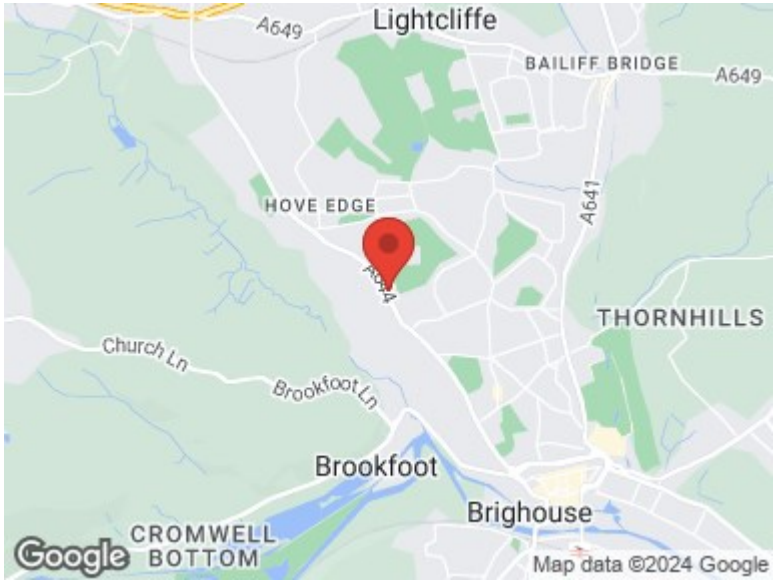
## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



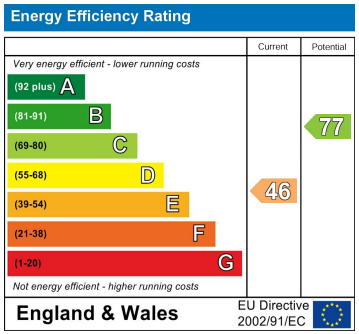




CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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