



16 Lyndhurst Grove Road, Brighouse, HD6 3SD

£499,950

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Located in the highly sought-after area of Brighouse, with easy access to both Brighouse and Huddersfield, this impressive 4-bedroom detached home offers generous living space and a large office.

The property has been extended with a two-story rear extension and a loft conversion, creating an abundance of room throughout. Set on a spacious plot, the home features beautifully maintained gardens to both the front and rear, along with a detached garage and carport. A driveway offers plenty of off-road parking for up to 3/4 vehicles.

Ideal for growing families, this home is within easy reach of local schools and the M62 motorway, ensuring convenience for everyday life.

Energy Rating: D





GROUND FLOOR:

Enter the property via a timber external door into:-

Entrance Hall

Fitted with a central heating radiator, staircase rising to the first floor level and useful understairs storage cupboards.

Lounge/Dining Area

18'11" max x 11'9" min / 23'9" max (5.77m max x 3.60m min / 7.25m max)

The spacious lounge area has a uPVC window to the front elevation, with 2 further uPVC windows to the side and ceiling coving. There are also 2 central heating radiators and a living flame, coal effect gas fire inset to a stone fireplace. To the dining area there is a further central heating radiator and uPVC window overlooking the rear garden. Double doors provide access to the sun room.

Sun Room

10'9" x 10'7" (3.28m x 3.23m)

This delightful sun room offers a further spacious reception room. With uPVC double glazed windows to two sides, inset ceiling spotlights, central heating radiator, wood effect laminate flooring and uPVC French doors which open out to the rear garden.

Breakfast Kitchen

10'3" x 10'1" (3.12m x 3.07m)

Fitted with a modern range of matching wall and base units, complementary granite work surfaces, breakfast bar, 1.5 bowl stainless steel sink with side drainer and mixer tap, 4 ring Siemens induction hob, built-in Siemens oven, Siemens microwave and fitted Miele extractor. There is also an integrated Miele fridge freezer and Miele dishwasher, timber flooring, central heating radiator and larger uPVC window which overlooks the rear garden and a composite external door provides access to the side of the property. A door leads to a useful walk-in pantry.

Utility Room

9'1" x 8'9" plus entrance (2.77m x 2.67m plus entrance)

This spacious utility room has space and plumbing for a washing machine, space for a tumble dryer and a range of base units with work surface, inset stainless steel sink with side drainer and mixer tap, wall mounted central heating boiler, central heating radiator and uPVC window to the front.

Shower Room

This convenient ground floor shower room is furnished in a modern 3 piece white suite comprising of a concealed cistern WC, vanity wash hand basin and a large walk-in shower enclosure with electric shower. Having 2 uPVC windows, extractor fan, inset ceiling spotlights and a ladder style heated towel rail.

FIRST FLOOR:

Landing

With a door accessing a further landing area, there is also a central heating radiator, built-in storage cupboard, uPVC window to the front elevation and staircase rising to the second floor.

Master Bedroom

20'10" x 10'5" min / 12'0" max (6.35m x 3.18m min / 3.66m max)

This spacious master bedroom forms part of the rear extension and provides an extremely spacious room with uPVC double glazed windows to the side and rear elevations, 2 central heating radiators, built-in wardrobes and cupboards which incorporate a wash hand basin and vanity.

Bedroom 2

13'9" x 11'11" max (4.19m x 3.63m max)

Another generous double bedroom, positioned to the front of the property. Having 2 uPVC double glazed windows, a central heating radiator and a range of modern wardrobes with sliding doors.

Bedroom 3

13'1" x 8'11" (3.99m x 2.72m)

With a central heating radiator and 2 uPVC double glazed windows.

Bedroom 4

9'9" x 8'1" (2.97m x 2.46m)

A good sized fourth bedroom with 2 uPVC double glazed windows and a central heating radiator.

Shower Room

Being part tiled to the walls and furnished in a modern 3 piece white suite comprising of a

low flush WC, pedestal wash hand basin and walk-in shower enclosure with thermostatic shower. There are also inset ceiling spotlights, extractor fan, chrome ladder style heated towel rail and 2 uPVC windows.

SECOND FLOOR:

Office

19'11" max x 10'4" max (6.07m max x 3.15m max)

This spacious attic bedroom has 2 Velux windows to the roofline which provide far reaching views and there is also access to undereaves storage and a door leads through to a further room.

Store Room

10'8" x 9'2" max (3.25m x 2.79m max)

With built-in cupboards, a uPVC window to the side and further undereaves storage. This room offers potential to create an en suite to the second floor bedroom (subject to any necessary planning consents).

OUTSIDE:

To the front of the property there is a lawned garden area with shrub and flowerbed borders. There is a driveway which leads down the side of the property to a car port with detached garage beyond.

Garage

18'3" x 9'7" (5.56m x 2.92m)

With a roller shutter door, further access door to the side and a uPVC window. There are 2 further external stores. The rear garden offers a good degree of privacy and has well stocked borders, with the majority of the garden being laid to lawn with a further paved seating area.

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 Brighouse via Huddersfield Road A641) and continue up the hill for approximately 1/2

mile where Lyndhurst Road can be found as a turning on the right hand side. Continue past the junction with Toothill Avenue, where the property can be found on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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:

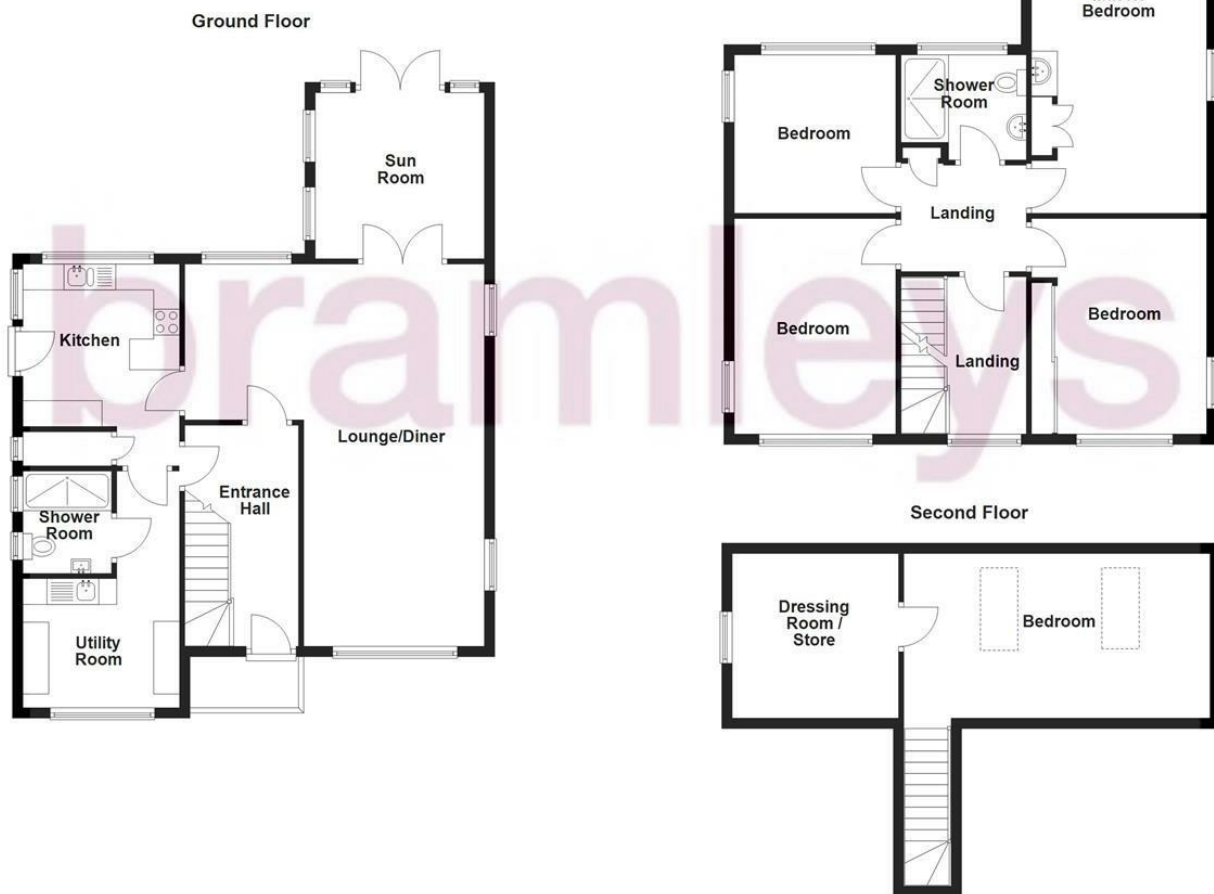
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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