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**Thornhill Road,
Brighouse, Yorkshire**

**Offers in the region of
£450,000**

MARTIN THORNTON PLATINUM

This double-fronted, characterful three/four-bedroom Grade II Listed family home blends contemporary and period features with sizeable accommodation on three levels. The house was formerly two properties combined to make one spacious family home, and is located in this well-regarded and highly accessible location, with ease of access to the motorway network. The accommodation comprises an entrance porch with double doors leads to an inner lobby, a large living room, a similarly sized dining kitchen with wood burning stove, a sitting room with the "wow-factor," with a high angled ceiling, exposed beams and stonework, and a floor-to-ceiling fireplace with a multi fuel stove, as well as a home office with an adjoining WC. On the lower ground floor is the playroom/bedroom four, which has double doors and steps up to the drive. Adjoining this is an office/study/gaming room and a large shower room, which would potentially make the lower ground floor an ideal teenage annex. On the first floor are three good-sized bedrooms, the large master bedroom with its own en suite shower room, and a stylish house bathroom with four-piece suite. The property has a gas fired central heating system, and majority sealed unit double glazing. Externally, behind the perimeter stone walling, there are lawned gardens, parking, and a handsome stone-built small barn. The driveway serves Whitegate House and the neighbouring property to the rear. This wonderful family home is full of character and in an ideal commuter location. An early inspection is advised to appreciate all that is on offer.

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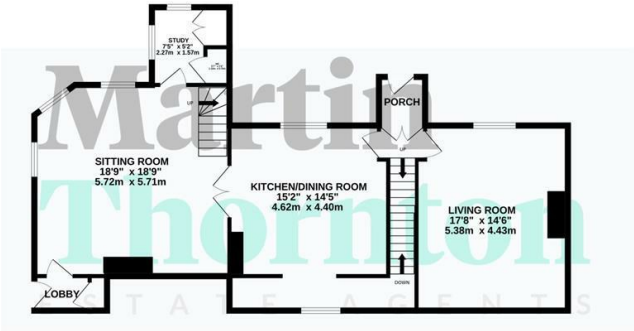
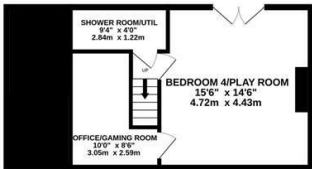
Floorplan



LOWER GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.

1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

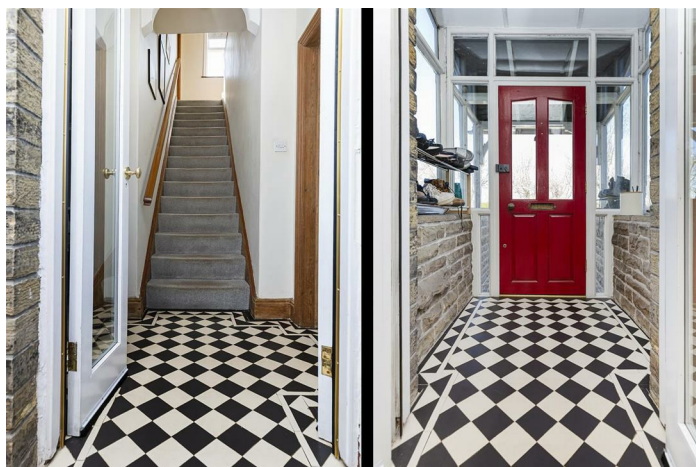
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Thornhill Road, Brighouse, Yorkshire

Details



Entrance Porch



A canopied open entrance porch gives shelter from the elements with single glazed side windows and access to the main porch. There is exposed stonework and double glazed windows on either side, along with a feature black and white tiled floor that continues into the entrance lobby.

Entrance Lobby

There is a staircase rising to the first floor accommodation, and of particular note is the internal timber joinery with deep skirting boards and ornate door architraves. On the left hand side, a door opens into the living room.

Living Room



This generously proportioned reception room has a wonderful high ceiling, deep cornice coving and a central ceiling rose. There are deep skirting boards and a dado rail,

along with a sealed unit double glazed sash window to the front elevation. To the chimney breast is a feature open fire, upon a stone flagged hearth. The room has two radiators.

Dining Kitchen



From the entrance lobby, on the right hand side a four-panelled internal door opens into the dining kitchen. This is a superbly proportioned open-plan eating and entertaining room, being particularly light and bright with front and rear sealed unit double glazed windows. The focal point of the room is the exposed chimney breast with brickwork and stonework, and upon a stone flagged hearth is a wood burning stove. There is an extensive range of kitchen units to high and low levels with working surfaces, part tiled surrounds and a rectangular Belfast style sink unit with mixer tap. Integrated appliances include a four-ring gas hob with canopy style Boumatic filter hood, a built-in oven beneath and a dishwasher. There is space for further freestanding appliances. The rear portion of the dining kitchen has a tiled floor, and there is access to the lower ground floor. One of the two central heating boilers is housed at the top of the stairs, and the room has a radiator. There is oak flooring and large timber and glazed doors which lead into the sitting room.

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Sitting Room



This room certainly has the "wow factor" with its fabulous high ceiling with exposed beams and timbers as well as three windows overlooking the garden, one of which incorporates a window seat. The stone floor-to-ceiling chimney breast incorporates a multi fuel stove, with the upper portion featuring a decorative cast iron surround. Of particular note is the second staircase with its exposed stone flagged steps. There is access beneath this staircase to the former keeping cellar. There are also two radiators.

Entrance Lobby

A superb timber period door gives access to the entrance lobby, which is on the Thornhill Road elevation. This entrance lobby has a timber door with leaded and opaque double glazed units, along with a useful storage cupboard.

Study



From the sitting room, a lovely period door leads to the study. With sealed unit double-glazed windows on two elevations overlooking the garden, this room has a pleasant dual aspect. It has a useful storage cupboard, and this houses the second gas fired central heating boiler for the heating system. There is a radiator and off the study, a downstairs WC.

Downstairs WC

This room has a two-piece suite with a corner hand basin with tiled splashback and a low-level WC. There is a sealed unit double glazed window.

Lower Ground Floor

From the dining kitchen, a staircase leads down to the lower ground floor.



Playroom/Bedroom Four



This is a very versatile room and would make an ideal teenage annex. The room itself is of a good size, with exposed stonework and brickwork and recessed shelving on either side of the superb fireplace. There is a stone flagged floor to either side of the chimney breast, ceiling downlighting, and twin timber and sealed unit double glazed doors with steps up to the outside. There is also a radiator.

Office/Gaming Room

This is another versatile room, accessed from the playroom/bedroom four. It has ceiling downlighting, a radiator, and an element of shared external lighting. This would be an excellent gaming or chill-out area, as well as useful additional storage.

Shower Room



There is a double shower cubicle with a wall-mounted hand-held shower attachment, a pedestal wash basin and a low-level WC. There is tiling to the walls, stone flagged flooring, ceiling downlighting and an upright chrome ladder style radiator. There is a raised and recessed utility area, currently home to a washing machine.

First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing. The landing gives access to all the first floor bedrooms as well as loft access. There is a rear sealed unit double glazed window. Of particular note is the exposed timber joinery and the stripped four-panelled doors on this level.

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Bedroom One



This is a particularly spacious double bedroom with a large sealed unit double glazed sash window enjoying a pleasant long distant view back towards Brighouse. There is a wonderful high ceiling with deep coving, a feature fireplace with grate and decorative tiling, and a radiator. Being the master bedroom, this room has its own en suite shower room.

Ensuite



The stylish shower room has a Quadrant style shower cubicle with curved doors and wall-mounted hand-held shower attachment, a rectangular hand basin with storage cupboards below, and a low-level WC. There is tiling to the walls and floor, an extractor fan and an upright chrome ladder style radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a similar view to that of the master bedroom from its large sealed unit double glazed sash window. There is a decorative cast iron fireplace, along with a radiator.

Bedroom Three



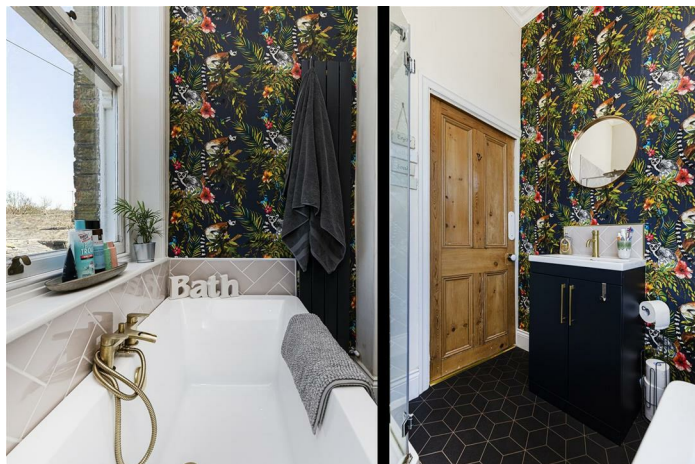
This double bedroom is positioned at the rear of the property and has a double glazed sash window and a radiator.

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House Bathroom



The four piece suite comprises a double ended bath with central mixer tap incorporating a shower attachment, a low level WC with concealed cistern, a rectangular hand basin with tiled splashback and storage cupboard below, along with a corner shower cubicle with both hand-held and overhead waterfall style shower fittings. The room has a high ceiling with deep cornice coving and downlighting, an upright radiator and a sash sealed unit double glazed window.

External Details



There is perimeter walling on the boundary with Thornhill Road, and heavy stone gateposts. Our clients own the initial portion of the driveway up to the boundary of their property which the neighbouring property has vehicular right of access across. On either side of the driveway, there are

lawned garden areas, additional parking in front of the property and stone flagged pathways. There is a pleasant seating area in the corner of the garden, with a curved stone perimeter wall. There are planted borders and shrubs, and on the left hand side is a small barn.

Barn



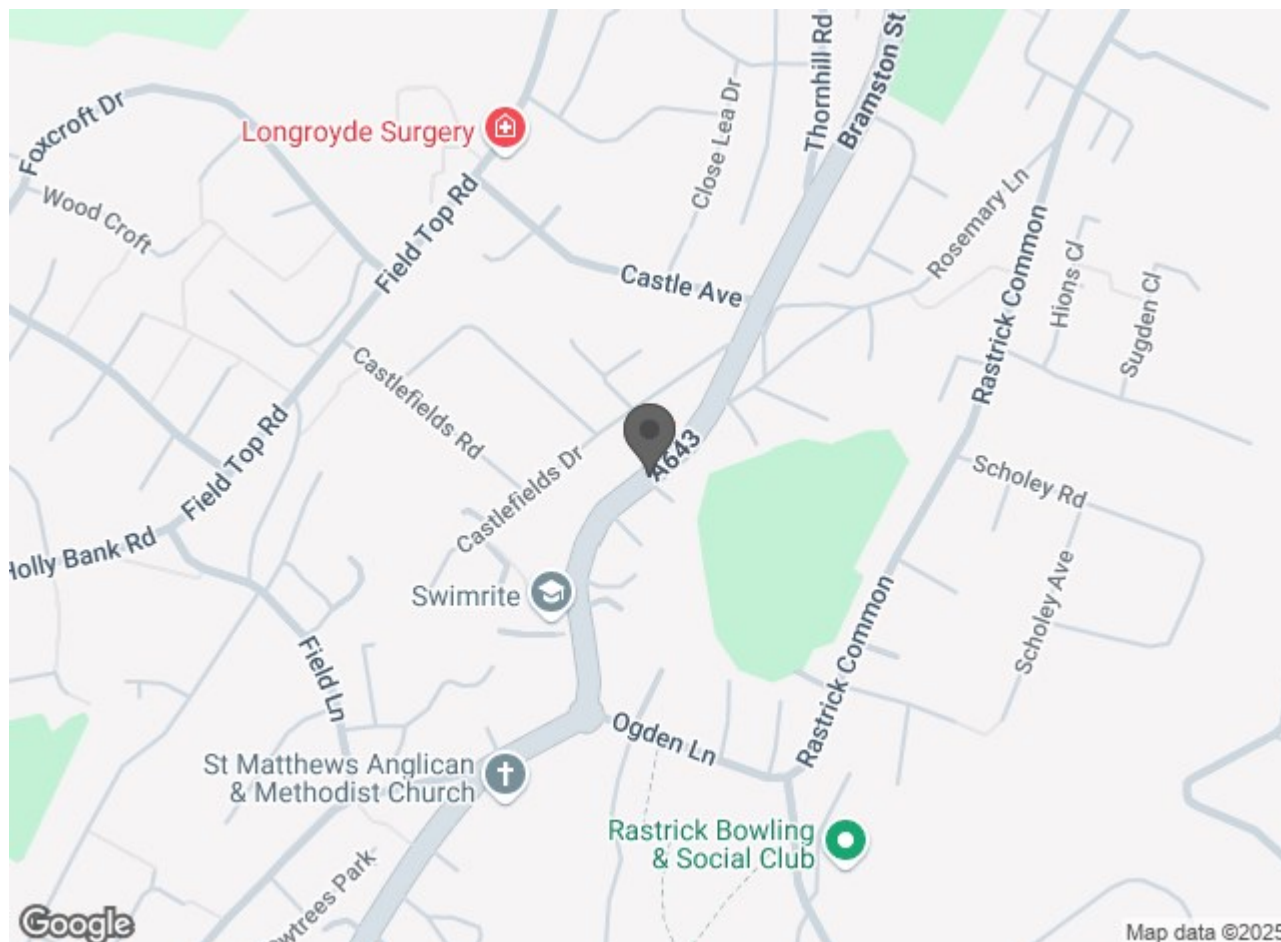
This handsome stone outbuilding has a stone flagged roof, a split timber door to the front elevation and an additional side door. The dimensions are approx. 14ft 2in x 8ft 10in. A second, smaller room to the right is accessed via an external door and measures approximately 8 ft 10 in by 3 ft. On the right side of the barn, through the white five-bar gate, is a further parking space. On the opposite side of the conifer hedge is a block paved parking area.

Tenure

The vendor informs us the property is Freehold.

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Directions



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