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**Field Lane,
Brighouse,**

**Offers in the region of
£575,000**

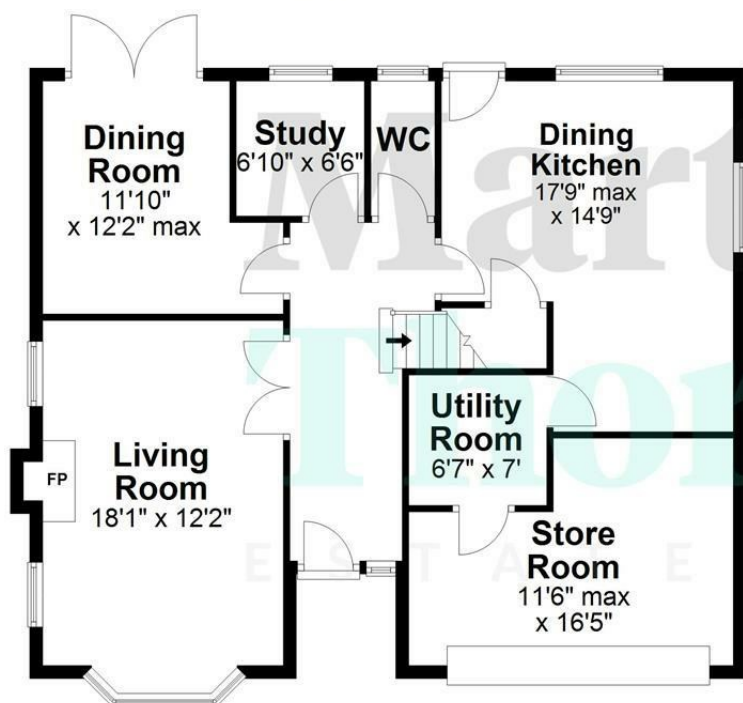
*****MARTIN THORNTON PLATINUM*****

Azalea House is a very well-appointed, four double bedroom detached family home occupies a corner plot within this gated cul-de-sac of just three detached houses. It has good-sized reception rooms, high specification, superb gardens, extensive parking and is conveniently located for amenities within Brighouse centre. It would make an ideal commuter base, with Leeds and Manchester within easy reach via the M62 and within walking distance of Brighouse train station with good links to cities. A great deal of time and effort has been invested in the redesigning, upgrading and garden landscaping. The accommodation comprises an entrance hallway, downstairs WC, spacious living room, formal dining room with French doors, home office/study and large open-plan dining kitchen with adjoining utility. On the first floor are four double bedrooms, the master with an en suite shower room, and the house bathroom. The property has a gas-fired central heating system, uPVC double-glazing and a security system. Externally, electric gates give access to the cul-de-sac, with parking on part of the tarmac area owned by the property, as well as extensive parking on the block paved driveway. The gardens are a major selling feature, being enclosed with two timber decked seating areas on either side, both perfect for outdoor eating and entertaining. There are lawns, paved pathways, landscaped borders with railway style sleepers, along with outdoor power and water.

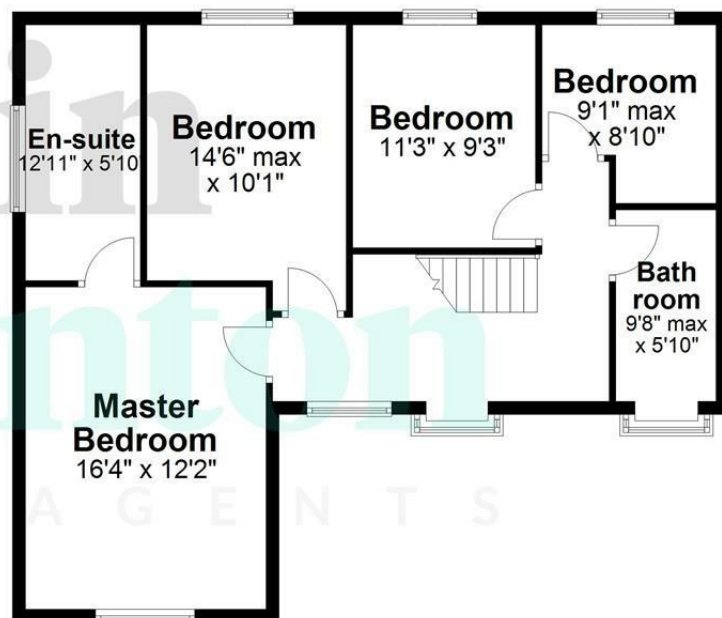
**Field Lane,
Brighouse,**
Floorplan



Ground Floor



First Floor



Total area: approx. 1796.9 sq. feet
Azailia House, Field Lane, Brighouse



Entrance Hallway



A recessed open entrance with a canopy and courtesy lighting gives shelter from the elements. From here, an external composite door with opaque glazed panels and an opaque glazed side screen gives access into the hallway. The wide hallway has robust matting style flooring to the initial section and a staircase rising to the first floor accommodation. It can accommodate a console table and display unit, etc. It also has a radiator. At the far end of the hallway, a door with decorative glazed panels gives access to the guest WC.

Downstairs WC



This room has a white suite comprising a rectangular wash hand basin and a low-level WC. It has floor tiling, half-height timber panelling, an opaque uPVC rear window and a radiator.

Living Room



Twin timber and glazed doors lead into the living room, which is positioned at the front of the property. The room has a dual aspect and is spacious, light and bright. A bay window overlooks the front garden, with a window seat and storage cupboards beneath. There are two side arched windows. The focal point of the room is a multi-fuel stove on a flagged hearth. There are various wall light points and a radiator.

Dining Room



Accessed via a timber and glazed door, this is a good-sized formal dining room, positioned at the rear of the property. It has French doors leading out into the garden, engineered oak flooring, plenty of space for furniture, decorative coving and a radiator.



Dining Kitchen



This room is the heart of the home and has been recently updated. It is particularly spacious, with an extensive array of units to high and low levels, composite overlays, matching upstands and brick style tiled splashbacks. The centrepiece is a Rangemaster oven with a hot plate, a five-ring gas hob and ovens beneath. There is an integrated dishwasher, space for an American style fridge freezer, a pantry with extensive shelving and lighting. There is also a fixture dining table, provision for a wall-mounted TV and ceiling downlighting. The room enjoys a dual aspect, with side and rear uPVC glazing. There is floor tiling, a useful under stairs storage cupboard, a contemporary upright radiator and access to the utility.

Utility



This room has wall cupboards and worktops, beneath which

is plumbing for an automatic washer and further appliances, such as a condensing tumble dryer. There is floor tiling and a connecting door through to the former integral garage and the rear garden.

Integral Garage

The former garage has retained its roll-over door, power and lighting. It could be utilised as a workshop or additional stoage, etc.

Study/Home Office



This room would be perfect for those working from home. It is positioned at the rear of the property and has a built-in desk and a pleasant outlook over the garden via a uPVC window. It also has a radiator.



First Floor Landing



From the hallway, a staircase rises to the first floor landing. The wide landing has wrought iron balustrading, a built-in storage cupboard, two uPVC windows to the front elevation, the larger with a very pleasant outlook, ceiling downlighting and a radiator.

Bedroom One



This large master bedroom is positioned at the front of the property with uPVC windows enjoying long distance views towards the centre of Brighouse. It has a radiator, fitted wardrobes with various hanging rails and shelving options and access to an en suite.

En Suite Shower Room



This shower room is particularly spacious and could partly be used as a dressing area. It has an oval hand basin set to a unit incorporating drawers, a low-level WC and a full-width double shower cubicle, with an overhead waterfall style shower fitting and an additional hand-held shower attachment. There is appropriate tiling, an opaque uPVC side window and an upright chrome ladder style radiator.

Bedroom Two



This large double bedroom is positioned at the rear of the property and has built-in, mirror fronted wardrobes and plenty of space for further furniture. There is a uPVC window and a radiator.

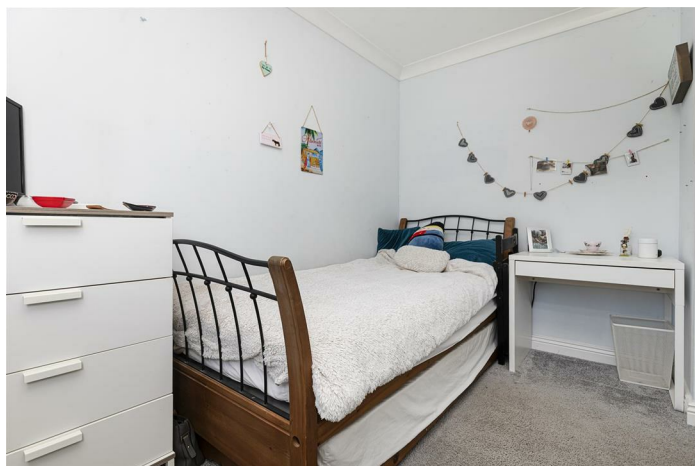


Bedroom Three



This double bedroom is positioned at the rear of the property, with plenty of space for furniture. A drop-down ladder gives access to useful storage space within the loft. There is a uPVC window and a radiator.

Bedroom Four



The final double bedroom is positioned at the rear of the property with a uPVC window, plenty of space for furniture and a radiator.

House Bathroom



The stylish house bathroom has been recently redesigned and has a white three-piece suite. It comprises a P-shaped bath with an overhead waterfall style shower fitting and an additional hand-held shower attachment, a wash hand basin with storage beneath and a low-level WC. There is tiling to the floor and appropriate tiling to the walls, along with ceiling downlighting and an upright chrome ladder style radiator. A uPVC window has an outlook towards the village centre.

External Details



The property is accessed via electric entrance gates, with parking available on a portion of the tarmac driveway and a block paved driveway, which provides parking for several vehicles. There is a level lawn and railway style sleepers, along with shrubs, a further lawn and fencing. The automatic roll-over door to the garage has been retained, and the



garage has been reduced to create a useful storage/workshop area.

Rear and Side Gardens

The gardens are a major selling feature of the property and a lot of time and effort has been invested into redesigning these areas. On the left-hand side of the property, there is lockable timber gate leading to a timber decked area, with outside lighting, power and a log store. There is a shaped lawn, a wildlife pond, a dry stone wall, railway timbers, screening conifers and a coloured slate area. Two steps lead up to a very pleasant paved patio area, which can also be accessed from the French doors in the dining room. There is further outside power, mature beds and borders and railway style sleepers. There are two points of access up to the lawn with wide timber steps. In the far corner, adjoining the lawn, is a gazebo, which also has a power supply. There is perimeter walling and fencing, external rear lighting and water. The paved pathway continues around to the opposite side of the property, which is particularly secluded, ideal for outdoor eating and entertaining. It would make a perfect barbecue and pizza oven area. There is a gravelled area and a larger timber decked space, with a large pergola. The wide paved pathway continues to a lockable side gate, which gives access to the block paved driveway. There is also a bin store area with perimeter fencing.

Tenure

The vendor confirms the property is Freehold.

**Field Lane,
Brighouse,**
Directions

