

Peter David

Properties Ltd

Residential Sales and Lettings



310 Thornhills Lane

Brighouse, HD6 4JQ

£340,000

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Nestled in the picturesque Thornhills Lane, Clifton, Brighouse, this deceptively spacious three-bedroom semi-detached home offers a perfect blend of comfort and practicality. The property boasts a well-designed layout, featuring a welcoming reception room that provides an inviting space for relaxation and entertainment.

One of the standout features of this residence is the ground floor bedroom and bathroom, which enhance accessibility and convenience for families or guests. The remaining two bedrooms are well sized, ensuring ample space for everyone. A kitchen diner and a conservatory add further flexible space with the addition of a utility room making this home a very practical proposition.

The exterior of the property is equally impressive, with beautiful gardens that create a serene atmosphere, perfect for those with a passion for gardening. The stunning views surrounding the home add to its charm, making it an idyllic retreat from the hustle and bustle of everyday life.

For those who require additional storage or workspace, the property includes a garage and workshop area, catering to various needs. The large driveway provides parking for up to four vehicles, ensuring that you and your guests have ample space.

This home is situated in a lovely setting, offering a peaceful lifestyle while still being conveniently located for local amenities. Whether you are a growing family or simply seeking a tranquil place to call home, this semi-detached property on Thornhills Lane is a wonderful opportunity not to be missed.

Entrance Hallway

A spacious entrance hall leading in from the side of the home providing access to the utility room, living room, bathroom and kitchen.

Living Room

Overlooking the front of the home with patio doors opening onto the front garden making the most of the elevated views over the surrounding landscape. The spacious living room

has a feature fireplace as the focal point, a light and neutral colour scheme throughout and wall mounted lighting creating a perfect environment in which to relax and entertain.

Kitchen

To the rear of the home, the kitchen has grey base and wall units providing ample storage space with a central island breakfast bar adding practicality. White tiled splashbacks perfectly compliment the colour scheme and the room features a built in oven and hob, as well as a dishwasher. The kitchen leads into the conservatory.

Utility

A practical addition to the home, accessed from the entrance hall, the utility has worktop and storage space with a sink, as well as space for a washing machine and drier.

Bathroom

With grey tiling and a walk in shower, the shower room also has a hand basin and w/c.

Conservatory

overlooking the rear garden with laminate flooring and doors opening onto the garden space.

Ground Floor Bedroom One

A double bedroom with built in wardrobes as well as additional understairs storage space.

Bedroom Two

A double bedroom on the first floor with elevated views over the surrounding landscape and access to the en-suite.

En-Suite

With a shower, hand basin and w/c.

Bedroom Three

A double bedroom on the first floor overlooking the rear garden.

Garage

A spacious garage providing parking space.

Workshop

Attached to the garage is a workshop which could be adapted to suit a number of requirements or simply used as additional storage space.

External

The property is set within a generous plot and has a large gated driveway leading up to the home from Thornhills Lane. A landscaped front garden with mature trees and a pond set the scene on approaching the home. To the rear is a lawned garden with mature trees to the borders and a decked terrace.

Directions

For Satnav please use the postcode HD6 4JQ

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

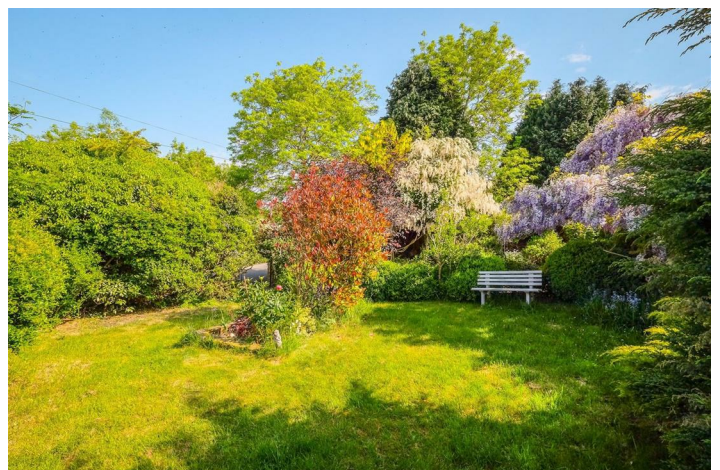
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Road Map



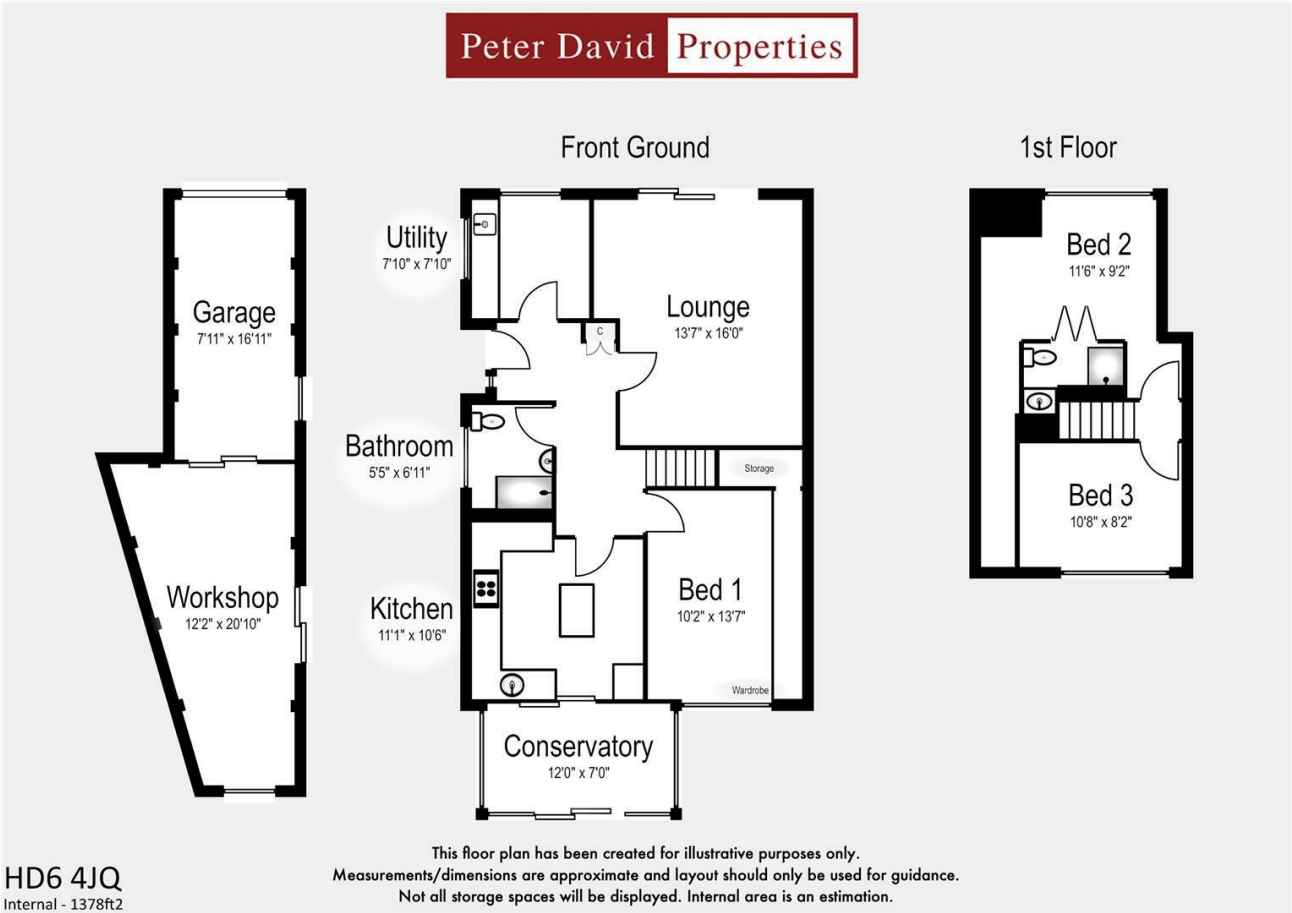
Hybrid Map



Terrain Map



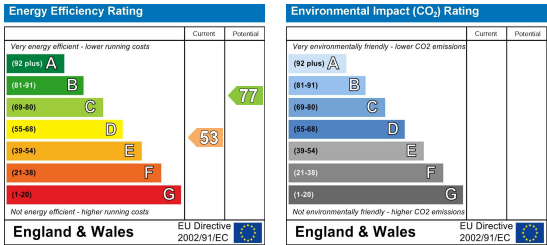
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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