

# Peter David

# Properties Ltd

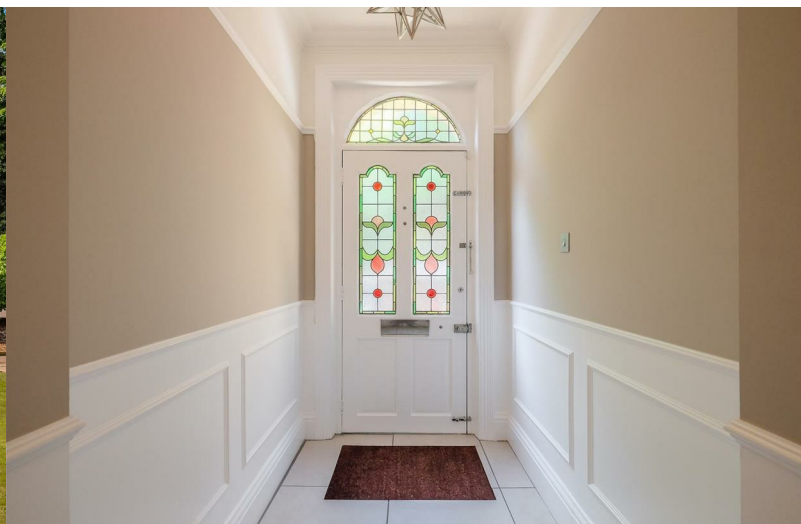
Residential Sales and Lettings



## The Mount, 38 Lightcliffe Road

Brighouse, HD6 2HH

**£825,000**





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Located in a prime position on Lightcliffe Road, this substantial detached house presents an exceptional opportunity for those seeking a blend of modern living with period features, which adds a distinctive charm to the home. Additionally, the property comes with planning permission for a four-bedroom house to be constructed within the plot, providing an exciting opportunity for expansion or investment. This feature adds significant value and potential to the already impressive property.

This spacious and elegant character home is set across three floors and featuring three reception rooms, four generously sized bedrooms and two well-appointed bathrooms (as well as a ground floor WC), this property is designed to accommodate families comfortably. The property is exceptionally decorated throughout, meaning it is ready to move into.

Externally, the property has a gated entrance to a large driveway, providing secure, off-road parking for several cars and the large gardens are beautifully presented with a patio providing the perfect sun trap! A garage provides additional parking or storage space and an out building has been lovingly restored and currently used as a home gym.

The property occupies a sought after and convenient location of Brighouse, which is just minutes from the town centre, is close to the M62 network and is ideal for good Primary and Secondary schools. Viewings are highly recommended to appreciate the true standard of this property - book early to avoid disappointment.

## Entrance Hallway

Beautifully presented, with a solid door featuring stained-glass windows. Half-panelled walls and tiled flooring benefit this light and neutral entrance, which provides access to all ground floor accommodation.

## Lounge

Overlooking the front aspect of the home with a large bay window, the main living room has a light and neutral colour scheme which amplifies the character features including decorative coving and ceiling rose. A log burner and wall mounted television provide the focal point.

## Dining Room

The dining room overlooks the front and side of the home with built in cupboards in the alcoves. Tiled flooring and stained glass windows add to the decorative feel of this room.

## Kitchen

With light grey base and wall units and tiled flooring, the light and neutral theme continues. The kitchen overlooks the side and rear of the property and features include a range style oven and hob, ample storage and work surface space including a central island, and a fridge-freezer.

## Lounge Two

A third reception room overlooking the rear garden with a wood burning stove and storage built into the alcoves.

## W/C

A downstairs w/c with a hand basin.

## First Floor Landing

With a window overlooking the garden and a decorative wooden banister.

## Bedroom One

A spacious double bedroom with access into the en-suite

## En-Suite

Fully tiled with a walk in shower, hand basin, w/c and heated towel rail.

## Bedroom Two

A double bedroom overlooking the front aspect of the home with built in wardrobes.

## Bedroom Three

A double bedroom with dual aspect windows overlooking the rear and side of the property with built in wardrobes.

## Bedroom Four

A double bedroom overlooking the rear of the home with built in wardrobes.

## Family Bathroom

A fully tiled four-piece bathroom suite with a walk in shower, bath tub, hand basin and w/c as well as a heated towel rail.

## Utility Room

On the lower ground floor with work surface and storage space including a sink and additional storage.

## Detached Garage

A detached garage provides parking and storage space. This would be the location of the new dwelling in line with the proposed planning application.

## Garden Room / Gym

In the grounds of the garden an outbuilding is currently used as a gym and has potential for use as a home office.

## External

The property is set within a large plot with a gated driveway and gated pedestrian access points. The driveway provides parking for multiple cars and leads to the detached garage. On the opposing side of the property is a lawn which would become a new driveway in line with the planning application. The rear garden has mature lawns and an Indian stone paved patio area and glass balustrade which currently holds the hot tub.

## Planning

Planning permission has recently been granted for a four bedroom home to the side of the property with the boundary to be split in two. We have attached a site plan and more information can be seen on the calderdale planning portal reference:

24/00110/FUL

Removal of garage to facilitate new dwelling with parking

## Directions

For Satnav please use the postcode HD6 2HH

## 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

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



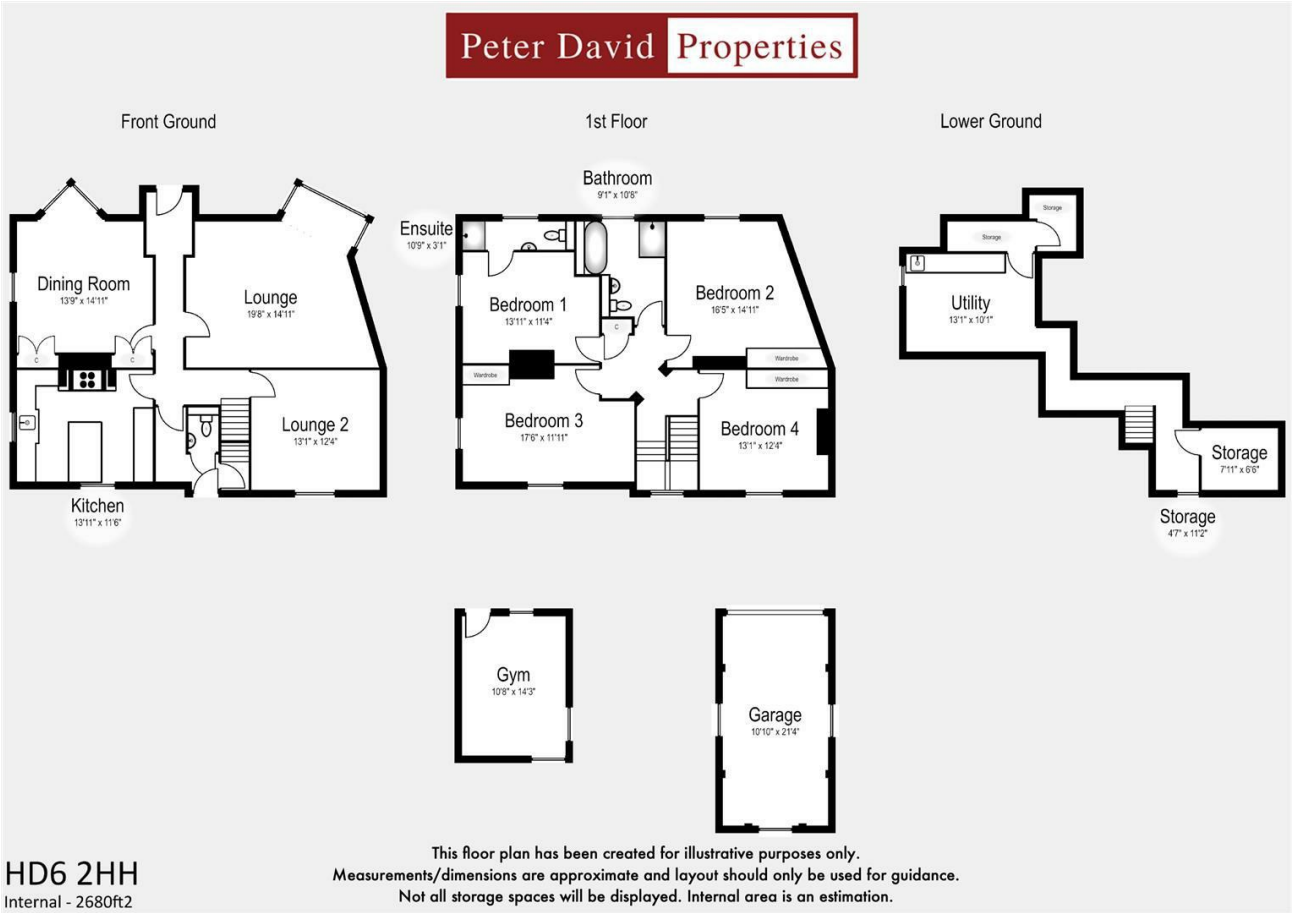
Hybrid Map



Terrain Map



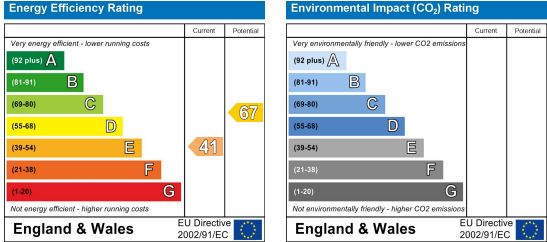
Floor Plan



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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