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Woodhouse Lane, Brighouse,

Offers over £400,000

BEST AND FINAL OFFERS OVER £400,000 ARE INVITED ON THIS PROPERTY BY 12 NOON MONDAY 18TH MAY 2026

OPEN TO VIEW DATES:

MONDAY 6TH APRIL (BANK HOLIDAY) 16:00-16:30

SUNDAY 19TH APRIL 11:30-12:00

MONDAY 20TH APRIL 10:00-10:30

SUNDAY 3RD MAY 12:15-12:45

MONDAY 4TH MAY (BANK HOLIDAY) 11:30-12:00

SUNDAY 17TH MAY 10:00-10:30

Set to this popular and highly sought after residential location is this well-appointed detached family home. The property has been enjoyed and improved by the current owners since 1970. The accommodation

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**Woodhouse Lane,
Brighouse,**

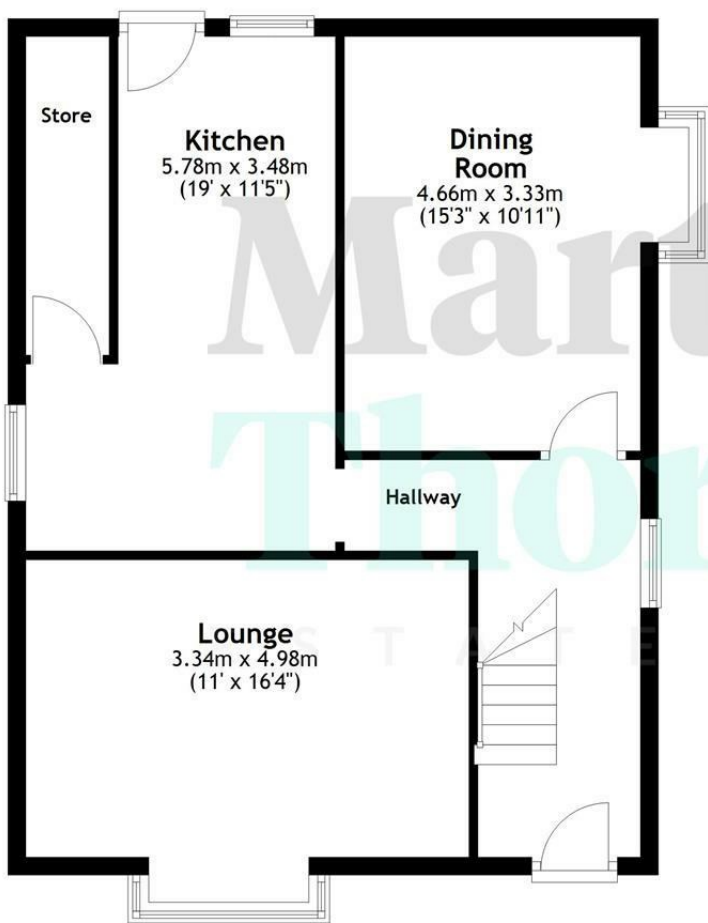
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briefly comprises a breakfast kitchen, inner hallway, dining room, lounge and rear entrance. On the first floor are four bedrooms, house bathroom and separate WC. The property has a gas central heating system and is part double-glazed. At the front of the property, there is a driveway and a detached garage. To the rear is a substantial lawned garden with a further garden incorporating vegetable plots and backing onto farmland. The rear garden enjoys a southerly aspect.



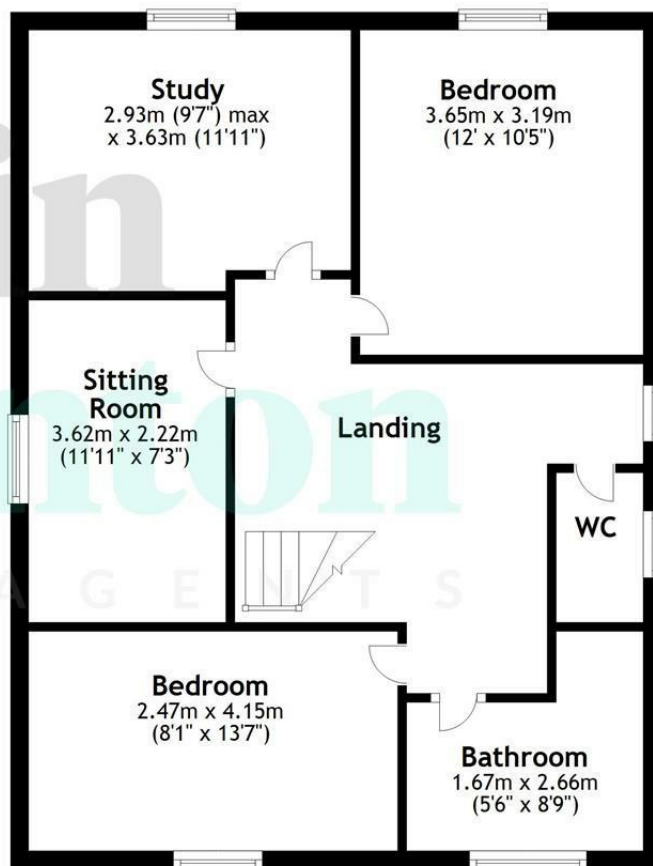
Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.8 sq. feet)



Total area: approx. 128.2 sq. metres (1380.2 sq. feet)

Woodhouse Lane, Brighouse,

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Breakfast Kitchen

A uPVC double-glazed door leads into the kitchen, which has a range of wall and base cupboards, drawers, granite worktops with tiled splashbacks and an inset one-and-a-half bowl stainless steel sink unit with mixer tap. There is housing for a Rangemaster stove with an extractor hood set to the chimney breast, along with a multifuel stove. A walk-in pantry provides extra storage and is home to the consumer unit. There are spotlights to the ceiling and additional light comes from the side elevation via a uPVC double-glazed window. A timber and glazed door leads to the inner hallway.



Inner Hallway

The hallway has a useful under stairs store cupboard, coving to the ceiling, three wall light points and a radiator. A balustrade and spindle staircase feature rises to the first floor, and a uPVC double-glazed door leads out into the rear garden. A timber and bevelled glazed door gives access to the dining room.



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Dining Room

Dining Room

This reception room has lots of natural light from the side elevation via several windows with leaded lights above. It has a separate entrance door and a storm porch. There is coving to the ceiling, a serving hatch to the kitchen, fitted cupboards to the alcove and a radiator. The focal point of the room is a stone fire surround, home to a living flame gas fire.



Lounge

This principal reception room is positioned at the rear of the property and has a lovely outlook over the rear garden via a walk-in bay window. There is coving to the ceiling, four wall light points, power points and two radiators. The focal point of the room is an Adam style fire surround with marble style inset and hearth, home to a fitted gas fire.



First Floor Landing

From the inner hallway, a staircase rises to the first floor landing, which has three wall light points and access to the following rooms:

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Bedroom Four

Positioned at the front of the property, this bedroom has a uPVC double-glazed window overlooking the side garden and Woodhouse Lane. There is a ceiling light point, various power points and a radiator.



Bedroom Three

This bedroom enjoys a similar aspect to bedroom four, with a uPVC double-glazed window to the front elevation. There is a ceiling light point, various power points and a radiator.

Bedroom Two

This double bedroom is positioned at the front of the property and overlooks the driveway. There is a ceiling light point, various power points and a radiator.



Separate WC

From the landing, three steps lead up to a half landing and access to a separate WC. This room is half tiled with a high-flush contemporary suite WC and a uPVC double-glazed window to the side elevation. There is access to loft space.



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Bedroom One

The master bedroom is of a particularly good size and has wall-length fitted wardrobes with hanging rails and shelving and fitted drawers to the alcoves. There is a ceiling light point, power points and a radiator. Several uPVC double-glazed windows provide a lovely outlook over the rear garden and farmland beyond.



House Bathroom

The bathroom has a white suite comprising a pedestal wash hand basin, a panelled corner bath and a walk-in shower cubicle, home to a mains fed shower. The walls are partly tiled with a contrasting tiled floor, along with spotlights to the ceiling and a radiator and a UPVC window providing views over the rear garden.



External Details

At the front of the property, there is a concrete driveway providing ample parking and access to an integral garage with an up-and-over door, power and lighting. There is mature shrubbery to either side of the driveway continuing along both sides of the property to the rear. The rear garden is of a particularly good size and is mainly lawned, with a pathway, rose beds, mature shrubbery and raised borders. At the foot of the garden, there is a well established hedge and a further garden, which has previously been used as a vegetable patch, backing onto farmland. This extensive area of land enjoys a southerly aspect.

Tenure

The vendor informs us the property is Freehold.

Woodhouse Lane, Brighouse, Directions

