



## 14 Highley Hall Croft

Clifton, Brighouse, HD6 4LL

£670,000



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\*\*\*FIVE BEDROOM DETACHED\*\*\*STUNNING - LARGE FAMILY HOME\*\*\*CLIFTON VILLAGE\*\*\*

Located at the head of a sought after cul de sac in Clifton Village with the rear adjoining woodland and Willow Valley Golf Club. This amazing family home which has scope to convert the loft space into further living / bedrooms subject to planning. The property benefits from two reception room plus large kitchen diner, five double bedrooms of which two have en suites. Ample parking with double garage. Fitted out to a very high standard and must be viewed to appreciate the size of accommodation on offer. NOT TO BE MISSED!!

\*\*\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*\*\*

## Entrance Hallway

## Cloaks/WC

## Reception Room

16'9" x 13'1" (5.11m x 3.99m)

## Living Room

17'11" x 13'1" (5.46m x 3.99m)

## Kitchen Diner

13'4" x 29'2" (4.06m x 8.89m)

## Utility Area

## Double Garage

16'7" x 17'7" (5.05m x 5.36m)

## Landing

## Double Bedroom 1

12'3" x 18'0" (3.73m x 5.49m)

## En-Suite

## Double Bedroom 2

11'4" x 18'0" (3.45m x 5.49m)

## En-Suite

## Double Bedroom 3

13'1" x 13'0" (3.99m x 3.96m 0.00m)

## Double Bedroom 4

13'1" x 13'0" (3.99m x 3.96m)

## Double Bedroom 5

9'6" x 10'11" (2.90m x 3.33m)

## House Bathroom

## Exterior



## Road Map



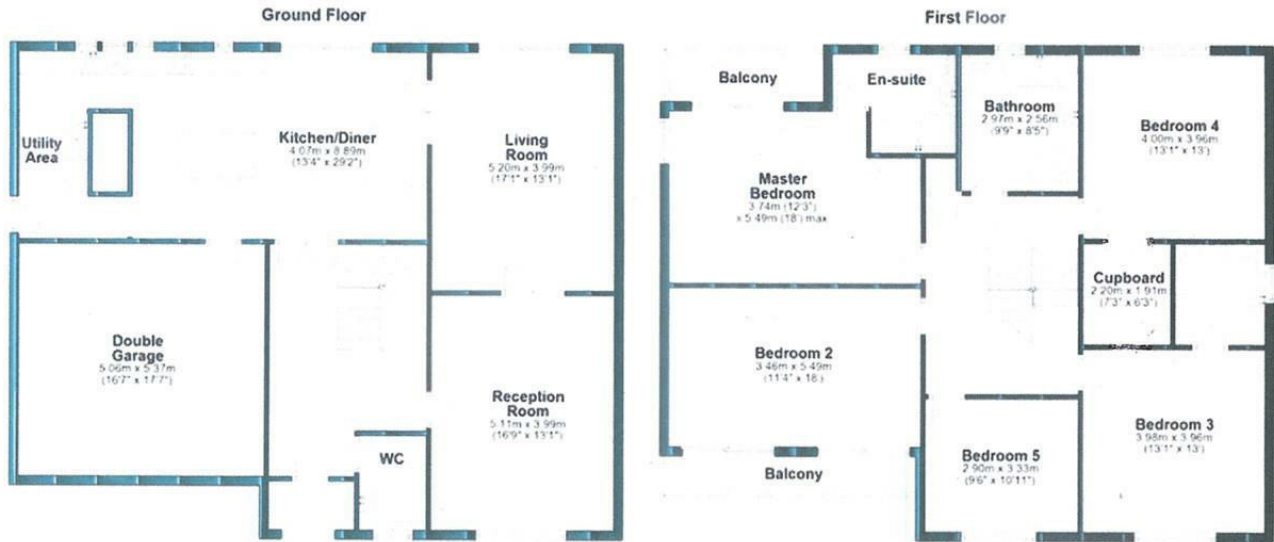
## Hybrid Map



## Terrain Map



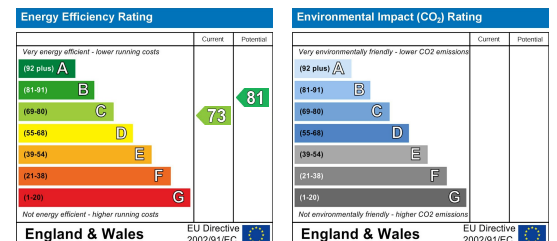
## Floor Plan



## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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