



140a Hill Top House, Huddersfield, HD6 3DU
Brighouse

Offers in the Region of
£525,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

Built by a private builder is this impressive brand-new five-bedroom home offers an exceptional amount of versatile living accommodation arranged over three spacious floors, making it ideal for modern family life. Situated in Rastrick, the property is conveniently located within walking distance to Brighthouse town centre and offer excellent access to the M62 Network.

The heart of the home is the expansive lower ground floor, featuring a stunning open-plan kitchen, dining and family living space designed for both everyday living and entertaining. Large patio doors open onto an attractive, low-maintenance rear garden with a decked seating area and artificial lawn, while enjoying pleasant views across the park beyond.

The entrance level welcomes you with a generous principal bedroom complete with en-suite facilities, alongside a fifth double bedroom which could equally serve as a home office or study.

To the upper floor are three further well-proportioned double bedrooms, all served by a contemporary house bathroom, ensuring ample space for growing families and visiting guests alike.

Offering five genuine double bedrooms and substantial living space throughout, this newly built home provides the perfect opportunity for a buyer to add their own style and finishing touches while creating a truly outstanding family residence.

Lower Ground Floor

Open Plan Kitchen/Diner/Living

Without doubt the standout feature of the home is the spectacular lower ground floor open-plan kitchen, dining and living space. Rarely do properties offer a room of this scale, and its true size can only be fully appreciated upon inspection.

The beautifully appointed kitchen is fitted with an extensive range of matching navy wall and base units, complemented by striking white quartz work surfaces and generous preparation space. A comprehensive range of integrated appliances includes a full-height fridge, full-height freezer, dishwasher oven, grill, extractor hood and six-ring induction hob, while ample storage ensures practicality matches the impressive aesthetics. A central breakfast bar provides the perfect spot for casual dining and offers an excellent opportunity for contemporary pendant lighting to create a striking focal point.

Beyond the kitchen, the room opens seamlessly into an expansive dining and living area, creating an exceptional environment for both everyday family life and entertaining on a grand scale. Large sliding patio doors flood the room with natural light and provide direct access to the rear garden, effortlessly blending indoor and outdoor living. It is exceptionally rare to find a kitchen, dining and family space of this size and versatility.





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Entrance Hallway

The property is entered via a composite front door into a welcoming entrance hall, with stairs to both the lower ground floor and the second floor. Access to the master bedroom and bedroom Five.

Master Bedroom

A large master bedroom featuring a PVCu window and patio doors to the rear aspect, opening onto a private balcony with a glass balustrade overlooking the rear garden. The room also has direct access to the ensuite.

En-Suite

The en-suite shower room is partially tiled and fitted with a contemporary white suite comprising a vanity unit with inset wash hand basin, WC, and a chrome heated towel rail. A spacious walk-in shower features a glass screen, rainfall shower head and separate handheld attachment. A privacy window to the side elevation provides natural light, whilst a wall-mounted mirror above the vanity unit completes the space.

Bedroom Five

A spacious fifth bedroom with a PVCu window to the front aspect, offering flexible use as an additional bedroom or a home study.

Utility

A practical utility room fitted with base units to match the kitchen, a stainless steel sink and drainer, and space for both a washing machine and a tumble dryer.

WC

A ground floor WC fitted with a vanity unit and sink, a wall mirror, and an extractor fan.





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Second Floor Landing

Access to three bedrooms and the house bathroom. There is a large cupboard providing ample storage space.

Bedroom Two

A double bedroom with a PVCu window, plus a TV aerial point and sockets.

Bedroom Three

A double bedroom with a PVCu window to the rear aspect, along with a TV socket and aerial point.

Bedroom Four

A further double bedroom with a PVCu window and TV sockets.

House Bathroom

The house bathroom is partially tiled and fitted with a contemporary white suite comprising a panelled bath, WC and a vanity unit with inset wash hand basin and wall-mounted mirror. A large shower cubicle provides a separate showering space, while a full-height mirror positioned behind the bath enhances the sense of light and space. The room is further complemented by a chrome heated towel rail and a privacy window to the front elevation, allowing for plenty of natural light whilst maintaining privacy.

Exterior

To the rear of the property is a generously sized, low-maintenance garden which has been thoughtfully designed for both relaxation and entertaining. Directly accessed from the impressive kitchen, dining and living space, a raised decked seating area provides the perfect spot for outdoor dining and enjoying the pleasant surroundings.

Steps lead down to a substantial artificial lawn, enclosed by timber fencing, creating an attractive and practical outdoor space suitable for families and pets alike. Beyond the garden are delightful open views across the neighbouring park, offering a wonderful sense of space and greenery rarely found in modern developments.

To the front, the property benefits from a porcelain driveway providing off-street parking for one vehicle







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