

## 3 Birkby Lane Top Birkby Lane

Bailiff Bridge, Brighouse, HD6 4JJ

£1,750 PCM





A stunning opportunity to take tenancy of this desirable semi-rural country home which provides exclusive living on a private gated homestead of only a few dwellings. Included in the asking rent is maintenance of the communal lawns, parking areas, hedgerows, electric gates & septic tank leaving the occupier to enjoy the commanding open views and surroundings. Benefits include dedicated external parking area and stone flagged patio whilst internally split level accommodation provides flexible living accommodation, and period features combined with contemporary fixtures.

### Accommodation

Internally the property has tasteful features throughout to include exposed stonework, timber beams, & hardwood flooring. Accommodation spreads over four split levels and briefly comprises:-

Ground floor - Hall, downstairs WC, lounge with dual aspect, inglenook fireplace with faux fuel burning stove & alcove lighting, dining kitchen to include integrated appliances (full height refrigerator/freezer, dishwasher, washing machine, wine cooler, electric oven, grill, and five ring gas hob). Range of kitchen base units, drawers & wall cupboards to three elevations & feature central breakfast island.

First floor - double master suite with windows to two elevations, fitted wardrobes, en-suite shower room. House bathroom with three piece suite to include 'P' shaped bath with over bath shower, two further bedrooms - a larger double with fitted wardrobes, and a smaller double with skylight window ideal as a nursery/study or play room.

Second floor - double bedroom situated in the eaves of the property and having views across the valley and additional light from skylight windows.

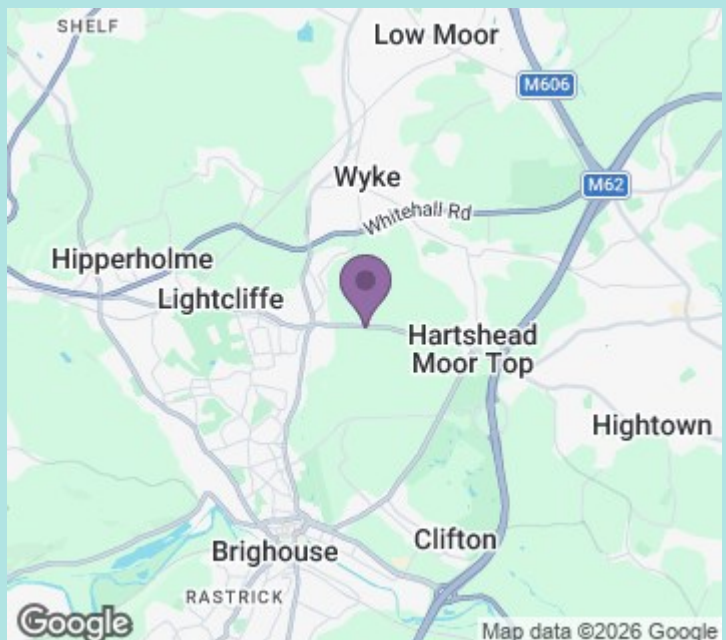
### Location

Whilst occupying a semi-rural position the property is within reach of village facilities at Bailiff Bridge & Hightown, and also a short drive to the larger town of Brighouse town centre which offers supermarkets, private retail premises, leisure facilities, gyms, bars and restaurants. The bus and railway stations also ensure a public transport hub to the wider West Yorkshire area, as does J25 of the M62 motorway network for those travelling by private vehicles.

Council tax band: C

EPC rating:

Deposit: £2,019



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