152 Huddersfield Road, Brighouse, HD6 3RT

£595,000

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Occupying a substantial plot along one of the area's most sought-after residential addresses, this exceptional detached family home seamlessly combines an abundance of period character with high-quality contemporary fittings. Offering over 2,000 square feet of versatile accommodation, the property features three generous bedrooms, multiple reception rooms, a bespoke breakfast kitchen, luxurious steam room bathroom and beautifully maintained gardens. The spacious layout, extensive parking provision, integral garage and stunning enclosed rear garden make this a superb family home, perfectly positioned for access to local amenities, schools and commuter links.

GROUND FLOOR:

Entrance Vestibule

Accessed via a composite external door to the front elevation, the welcoming entrance vestibule features decorative tiled flooring and a beautiful period timber glazed doorway leading through to the main hallway.

Hallway

A truly impressive reception area showcasing an abundance of original character features. The spacious hallway incorporates wooden parquet flooring, column-style central heating radiator, stained glass internal doors leading to the ground floor accommodation and a magnificent period staircase rising to the first floor, complete with decorative panelling and feature lamp to the newel post.

To the rear of the hallway is a secondary vestibule area with UPVC window, additional column-style radiator and a mirrored cloaks cupboard providing useful storage. A further door leads to the cloakroom WC.

Cloakroom WC

Fitted with a two-piece suite comprising low flush WC and wash hand basin set within vanity storage. The room is part tiled to the walls and includes a UPVC window and wall light point.

Lounge

15'1 x 15'3 (4.60m x 4.65m)

A beautifully presented principal reception room flooded with natural light from a large UPVC sash-style bay window to the front elevation and an additional side window. The room retains period charm with ceiling coving and parquet flooring, whilst a contemporary inset Stovax wood-burning stove provides an attractive focal point. Built-in shelving to the alcoves and a column-style radiator complete the room.

Sitting Room

13'10 x 13'11 (4.22m x 4.24m)

Currently utilised as an art studio, this versatile second reception room enjoys delightful views over the rear gardens via a large UPVC bay window and benefits from a separate external access door opening directly onto the garden. Additional side windows provide further natural light, whilst parquet flooring, ceiling coving and column-style radiators enhance the room's character and appeal.

Breakfast Kitchen

Beautifully appointed with a bespoke range of matching wall and base units complemented by granite work surfaces extending to a breakfast bar area. The cabinetry incorporates glazed display units and decorative shelving.

The kitchen is fitted with an inset sink unit with mixer tap, five-burner gas hob with extractor canopy above, built-in double oven and integrated dishwasher, together with space for a freestanding fridge freezer. Tiled flooring, a vertical column radiator and a large UPVC bay window provide practicality and excellent natural light whilst enjoying stunning views across the rear garden. A door leads to a useful walk-in pantry and a further door gives access to the dining room.

Walk-In Pantry

8'8 x 3'1 (2.64m x 0.94m)

A particularly useful walk-in pantry providing excellent additional storage space and featuring a window for natural light.

Dining Room / Snug

Currently utilised as a home gym, this versatile room would equally lend itself to use as a formal dining room, family room or snug. Features include a period-style fireplace with inset gas fire, ceiling coving, dado rail, column-style radiator and UPVC side window. UPVC French doors lead directly into the conservatory.

Conservatory

14'4 x 9'2 max (4.37m x 2.79m max)

A spacious UPVC conservatory enjoying pleasant views over the rear garden. French doors open directly onto the patio area, with an additional side access door providing further convenience.

Utility Room

9'10 x 6'10 (3.00m x 2.08m)

A practical utility space fitted with wall and base units incorporating an inset stainless steel sink. The room is half tiled to the walls with complementary floor tiling and benefits from plumbing for an automatic washing machine, large ladder-style heated towel rail, UPVC window and external access door to the side of the property. An internal door provides direct access to the integral garage.

FIRST FLOOR:

Landing

A spacious and elegant landing area flooded with natural light from a large UPVC window. A charming reading nook with fitted shelving creates an attractive feature, whilst inset ceiling spotlights, period-style balustrading and a stunning chandelier combine to create a striking focal point.

Master Bedroom

13'8 x 13'11 (4.17m x 4.24m)

A superb double bedroom enjoying attractive views over the rear garden through a large UPVC bay window. The room benefits from ceiling coving, column-style radiator and double doors leading through to the dressing room.

Dressing Room

6'10 x 9'1 (2.08m x 2.77m)

Fitted with an extensive range of bespoke wardrobes providing hanging and shelving storage. A built-in window seat with storage drawers beneath creates an attractive feature, whilst a vertical column radiator and rear-facing UPVC window complete the room.

Bedroom 2

15'1 x 13'0 (4.60m x 3.96m)

Another beautifully presented and generously proportioned double bedroom featuring a large UPVC sash-style bay window, ceiling coving and column-style radiator.

Bedroom 3

13'4 x 9'9 (4.06m x 2.97m)

A unique bedroom accessed via steps from the landing and featuring a sloping ceiling, UPVC window and central heating radiator. A useful adjoining storage room offers potential for use as a walk-in wardrobe. Subject to the necessary permissions, the room may also offer future potential for enlargement through a dormer extension.

Bathroom

An outstanding luxury bathroom fitted to an exceptional standard. The centrepiece is a bespoke Harvia steam room shower incorporating a rainfall shower head and built-in seating. Additional fittings include a large bath tub with mixer tap and handheld shower attachment, bespoke stone wash basin set upon a wooden vanity unit and concealed-cistern WC.

The room further benefits integrated speaker system, inset ceiling spotlights, extractor fan, ladder-style heated towel rail and a UPVC window. The bathroom is fully tiled to the floor, with complementary wall tiling and high-quality finishes throughout.

OUTSIDE:

To the front of the property is a substantial block paved driveway providing off-road parking for multiple vehicles and leading directly to the integral garage. The driveway is complemented by attractive raised flower and shrub borders, creating an impressive first impression. Gated side access leads through to the rear garden.

The rear garden is a particular feature of the property, offering an exceptional amount of outdoor space ideal for families and entertaining alike. A generous stone flagged patio provides the perfect seating and dining area, overlooking an extensive lawned garden bordered by mature hedging, well-stocked raised flower beds and established shrubs. The garden enjoys an excellent degree of privacy, is fully enclosed and also incorporates a summer house with adjoining garden store, creating a wonderful outdoor environment for both relaxation and recreation.

Garage

15'3 x 9'11 (4.65m x 3.02m)

Providing secure parking and useful storage space.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F

MORTGAGES:

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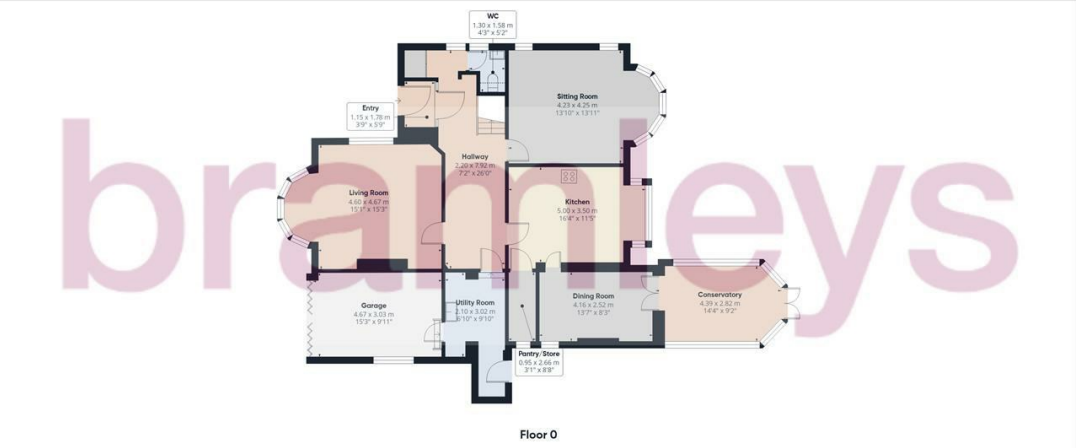

Floor 0

Floor 1

Approximate total area(1)

222.7 m²

2398 ft²

Reduced headroom

5.8 m²

62 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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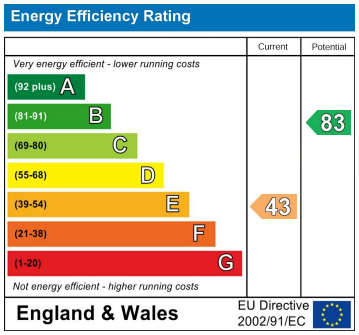
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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