



## Mowbray Cottage, 159-161 New Street, Clifton, Brighouse, West Yorkshire, HD6 4HN Offers Over £400,000

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised FOUR DOUBLE BEDROOM STONE BUILT DETACHED PROPERTY located in the sought after location of Clifton, Brighouse - HD6. Offering a contemporary finish throughout with high quality fixtures & fittings, the addition of an extra bedroom & bathroom, whilst still maintaining the property's original character, this property is ideal for a family buyer seeking a home in the area with popular schools within walking distance.

Internally comprising: entrance hallway, dining kitchen, living room, ground floor bedroom & bathroom, utility room, three first floor double bedrooms and a second bathroom. Externally the property offers off-street parking for at least three cars, a single garage, patio area to the front, and a low-maintenance garden to the rear complete with astroturf lawn and chicken coup.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance



Spacious entrance hallway to the front of the property with entry through new UPVC panelled door. With fitted coat and shoe storage, wall-panelling, new internal doors and hard-wood flooring throughout. The hallway also offers an ideal space for a home office or a piano as seen.

### Dining Kitchen



Open-plan dining kitchen sitting centrally to the ground floor with open entrance from the hallway, and access through to the ground floor bedroom and shower room. With hard-wood flooring throughout, skylight window, and ample space for a family dining table with chairs. The kitchen is fitted with a wide range of shaker style units, wine rack, and butcher block worktops and splashbacks. Appliances - range cooker with overhead extractor, dishwasher, fridge/freezer, microwave/grill, sink with drainer.

### Lounge



Large lounge to the front of the property with new double door entry through from the hallway. With hard-wood flooring, new wood-burning stove with stone hearth and wooden mantel, and a fitted media unit with shelving and storage.

### Utility Room



Utility room to the rear of the property with entrance from the hallway and side external access to the garden. With matching units and worktops to the kitchen, space for a further appliances and a sink with drainer.

### Bedroom



Ground floor double bedroom with pitched ceiling a view to the front of the property. With 'Jack & Jill' access to the ground floor bathroom, hard-wood flooring and wall-panelling.

### Shower Room



Ground floor shower room leading off the dining kitchen with 'Jack & Jill' access to the bedroom. With hard-wood flooring, storage cupboard and contemporary three-piece suite - tiled walk-in shower with dual-rain showerhead, wash basin, wc and heated towel rail.

## FIRST FLOOR

## Bedroom



Spacious double bedroom to the first floor with a view to the garden and exposed ceiling beams.  
With full-length fitted wardrobes and dressing table, and ample space for a large bed with side tables.

## Bedroom



A further first floor double bedroom, the mirror image of bedroom four - ideal to be used as two child's bedrooms.  
With a view to the rear of the property, exposed ceiling beams, wall-panelling and space for a double bed.

## Bedroom



Third first floor double bedroom, the mirror image of bedroom three - ideal to be used as two child's bedrooms.  
With a view to the side of the property, exposed ceiling beams, wall-panelling and space for a double bed.

## Bathroom



Contemporary house bathroom to the first floor with frosted window to the front elevation.  
With hard-wood flooring, wall tiling, and fitted with a matching white three-piece suite - bath with shower, wc, wash basin and heated towel rail.

## EXTERNAL



## Rear



The property offers a low-maintenance garden to the rear, with gated access or access from the utility room.  
With a central astroturf lawn, patio area complete with wood store, and stairs leading to chicken coup.  
There are currently vacant areas in the garden which offer potential to add extra storage, a decking area, or potentially a hot-tub with pergola.

## Front



Offering three off-street parking spaces to the front of the property with the garage offering a fourth.  
The garage has an electric shutter door, power supply and lighting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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