



Blackbrook Court, Brighouse, HD6 2RP

welcome to

Blackbrook Court, Brighouse

A luxurious family home set in 1.7 acres, featuring elegant interiors, a showpiece kitchen, five bedrooms, stunning reception spaces and extensive gated grounds with a three-car port, balcony, raised decking entertaining areas and exceptional privacy throughout. ****GUIDE PRICE £925,000 - £950,000****



Entrance Hall

The property opens into an impressive hallway finished with Karndean flooring, setting a warm yet sophisticated first impression. Decorative radiator covers add a refined touch, complementing the clean architectural lines throughout. To one side, a fully integrated shoe room provides discreet, high-capacity storage, while a separate walk-in pantry offers additional practicality for modern family living. From here, there is convenient access to the ground-floor W/C, thoughtfully positioned for guests and everyday use.

Lounge

21' 1" into recess x 23' 2" (6.43m into recess x 7.06m) This bright, contemporary lounge offers a superb setting for both relaxation and entertaining. Plush carpeting brings warmth to the room, complemented by three radiators ensuring an even, comfortable climate. The sleek stone fireplace surround houses a modern gas fire, adding ambience at the touch of a button. Expansive double-glazed mullion windows and elegant patio French doors flood the space with natural light and provide seamless access to the rear garden.

Kitchen/Dining

17' 2" x 28' 1" (5.23m x 8.56m) The open plan kitchen/dining area is a standout feature of the home, beautifully finished with Karndean flooring, a large bay window overlooking the front of the property, and styled with striking amber and black marble worktops that elevate the space. A substantial laminated island with an six-person breakfast bar forms the heart of the room, perfect for relaxed family dining or entertaining guests. High-end appliances include BOSCH ovens, an integrated dishwasher, a wine cooler, and a sleek Neff extractor, all complemented by elegant copper accents throughout. Double-glazed windows to both the front and rear flood the room with natural light, while a discreet radiator ensures year-round comfort.

Reception 3

11' 7" x 10' 8" (3.53m x 3.25m)

Reception Room Three is currently arranged as a stylish home office, featuring Karndean flooring and a well-positioned radiator for year-round comfort. A double-glazed mullion window overlooks the rear garden, allowing natural light to fill the space and creating a bright, uplifting working environment. This flexible room can easily adapt to a variety of uses, from a study or snug to a creative workspace.

Utility Room

7' 5" x 10' 8" (2.26m x 3.25m)

Designed for everyday convenience, the utility room features stylish gloss units paired with laminated tops for a clean, modern finish. The fitted sink and dedicated plumbing for a washing machine and tumble dryer make the space highly efficient. A double-glazed front window brings in natural light, while directly opposite, a useful boiler and storage room offers further functionality and organisation.

Bedroom One

17' 7" x 16' 3" (5.36m x 4.95m)

Bedroom One is a beautifully proportioned space, finished with soft carpet and warmed by a well-placed radiator for year-round comfort. A double-glazed, charming bay window to the front elevates the room with character and floods it with natural light, creating a peaceful and inviting atmosphere.

En Suite

The en suite is finished to a high standard, featuring a sleek walk-in shower with an efficient extractor fan for ventilation. A modern sink, low-flush W/C, and karndean flooring create a clean, streamlined look, while a heated towel rail adds a touch of luxury. A double-glazed window brings in natural light, enhancing the room's bright and fresh feel.

Bedroom Two

21' x 23' 2" (6.40m x 7.06m)

Bedroom Two is a superbly versatile space, currently arranged as an impressive games room but can be easily transformed into a luxurious bedroom thanks to its generous proportions and standout architectural features. The room enjoys triple-aspect

windows, filling the space with natural light throughout the day and creating an uplifting, open feel. To the side, French doors lead onto a private balcony, offering an exclusive outdoor retreat and enhancing the sense of luxury and privacy. This unique combination of light, space and indoor-outdoor flow makes Bedroom Five one of the home's most desirable rooms.

En Suite

The en suite offers a smart, modern finish with Karndean flooring and a clean, contemporary walk-in shower as its focal point. A sleek sink, lfW/C, and efficient extractor fan ensure practicality, while the heated towel rail adds a touch of comfort and luxury. A double-glazed window to the side provides natural light and ventilation, completing this bright and well-designed space.

Bedroom Three

11' 4" x 11' 6" (3.45m x 3.51m)

Bedroom Three is a bright and welcoming space, finished with soft carpet and warmed by a neatly positioned radiator. A double-glazed window to the rear overlooks the garden, allowing natural light to fill the room and creating a calm, restful atmosphere.

Bedroom Four

9' 8" x 10' 11" (2.95m x 3.33m)

Bedroom Four offers a bright and welcoming space, finished with soft carpet and warmed by a neatly positioned radiator. A double-glazed window to the front brings in excellent natural light, creating a comfortable and versatile room ideal for guests, children, or additional workspace.

Bedroom Five

9' 8" x 10' 9" (2.95m x 3.28m)

Bedroom Five continues the home's premium feel, offering a bright and welcoming space finished with soft carpet and warmed by a neatly positioned radiator. A double-glazed window to the front brings in excellent natural light, creating a comfortable and versatile room suitable for guests, children, or additional workspace.



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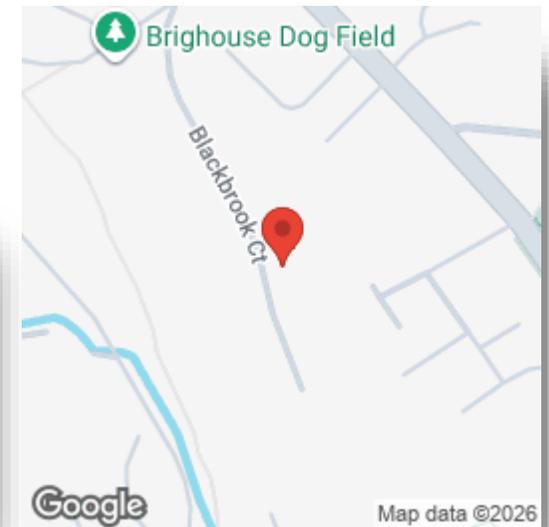
- Set within 1.7 acres of private, gated grounds
- Stunning kitchen with marble worktops and 6-seat island
- Elegant lounge with stone fireplace and French doors
- Five spacious bedrooms including balcony suite
- Newly renovated luxury family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: G

guide price

£925,000 - £950,000



Please note the marker reflects the postcode not the actual property

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