



2A Vine Close, Clifton, Brighouse, HD6 4JS

£395,000

- Detached Bungalow
- Driveway and Integral Garage
- Three Double Bedrooms
- Far Reaching Views
- Wraparound Gardens
- Sought-after Clifton area

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A spacious detached three-bedroom bungalow occupying a generous plot within a quiet cul-de-sac in the highly sought-after village of Clifton. Offering far-reaching views, wraparound gardens, ample parking, an integral garage and flexible living accommodation, this well-maintained home is available with no onward chain and provides excellent scope for a purchaser to personalise to their own taste.



Council Tax Band: E



Situated in a quiet residential cul-de-sac within the highly sought-after village of Clifton, this spacious detached three-bedroom bungalow offers well-maintained accommodation, generous gardens and far-reaching views, all available with the benefit of no onward chain.

The property occupies an attractive plot with established wraparound gardens to the front, side and rear, together with a substantial driveway providing off-road parking for multiple vehicles and leading to an integral garage with electric doors. The rear gardens are particularly private and well-kept, featuring mature hedging, planted borders, lawned areas, patio seating spaces and a raised decking area ideal for outdoor entertaining whilst enjoying the elevated outlook.

Internally, the property is entered via an 'L'-shaped entrance hallway with useful loft access. A convenient guest WC is positioned off the hallway. The spacious open-plan living and dining room is light and airy, benefitting from a large picture window to the front elevation, additional side window taking advantage of the far-reaching views, feature fireplace and ample space for both living and dining furniture.

The bright kitchen diner can be accessed from both the hallway and dining area and enjoys views over the rear garden together with direct external access. Fitted with a range of matching wall and base units, the kitchen includes an inset sink and drainer, four-ring gas hob, double electric oven and grill, fridge, freezer, dishwasher and washing machine, together with ample space for informal dining.

There are three well-proportioned double bedrooms, two enjoying rear garden aspects. All bedrooms have ample space for double beds and bedroom furniture. The family bathroom is fitted with a bath with shower over, wash basin, WC and useful built-in storage.

Located within walking distance of the highly regarded St John's Church of England Primary Academy and the popular The Black Horse Inn, this well-cared-for home

offers an excellent opportunity for purchasers seeking single-storey living in a desirable village setting, whilst still offering scope for a new owner to modernise and personalise to their own taste.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





