

Peter David

Properties Ltd

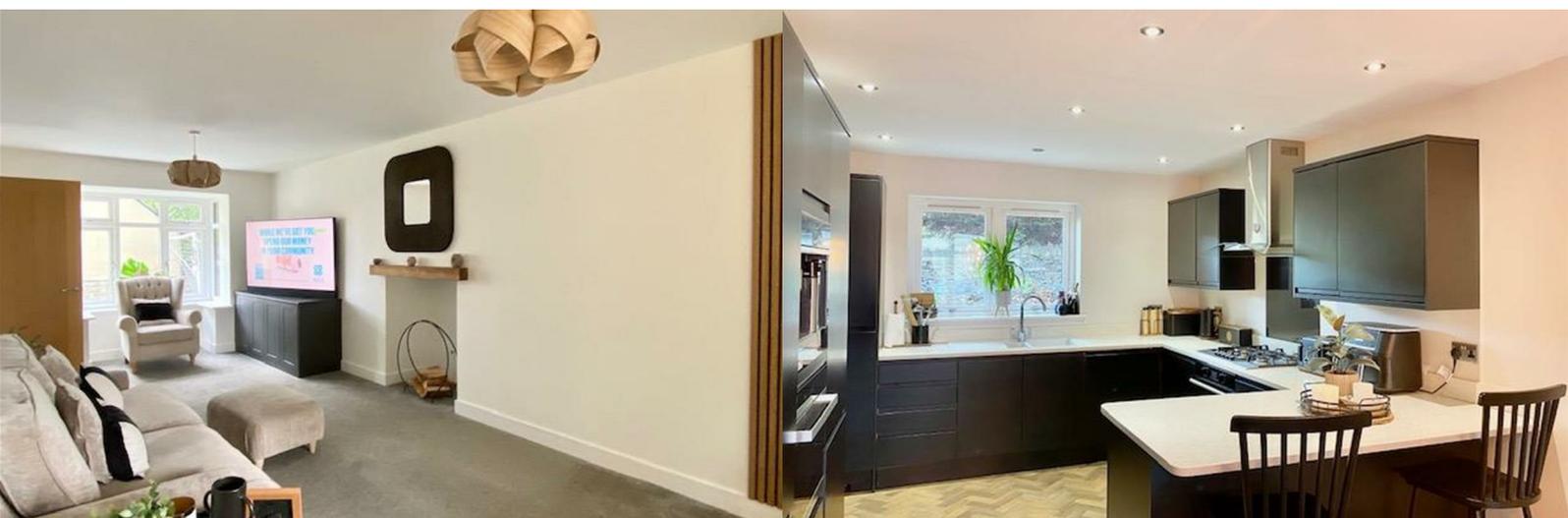
Residential Sales and Lettings



14C Clough Lane

Brighouse, HD6 3QH

Offers Over £485,000



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Rastrick, Brighouse, HD6 3QH

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Situated on Clough Lane in the charming town of Brighouse, this impressive five-bedroom house offers a spacious and modern living experience, perfect for families seeking comfort and style. The property has been finished to a high standard, showcasing a blend of contemporary design and practical functionality.

As you step inside, you will be greeted by a welcoming atmosphere that flows throughout the home. The generous living spaces are bathed in natural light, creating an inviting environment for both relaxation and entertaining. Each of the five bedrooms is thoughtfully designed, providing ample space for rest and personalisation, making it an ideal setting for family life. The property has fully bespoke designed storage from sharps in all the bedrooms as well as the lounge and study in the landing.

The well-presented interiors are complemented by a well-equipped kitchen, which serves as the heart of the home, perfect for family meals and gatherings. The layout of the property ensures that every room is both accessible and functional, catering to the needs of modern living.

Situated in a good location, this family home benefits from convenient access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Whether you are enjoying quiet evenings in the garden or hosting lively family gatherings, this property offers the perfect backdrop for creating lasting memories.

Benefitting from a large driveway, detached garage and gardens to the front and rear, the home sits in a lovely setting which is ideal for entertaining on sunny days.

In summary, this spacious and modern family home on Clough Lane is a rare find, combining high-quality finishes with a desirable location. It presents an exceptional opportunity for those seeking a comfortable and stylish living space in Brighouse.

Entrance Hallway

A spacious entrance hallway leading in from the front of the home providing access to the living room, kitchen and downstairs w/c.

Living Room

A double length living space overlooking the front and rear of the property allowing natural light to flood the space. Decorative panelling adds a focal point and the room is finished in a light and neutral colour scheme

Kitchen Diner

An open plan kitchen diner with parquet style Karndean flooring and dark base and wall units perfectly contrasting with white walls and quartz countertops. With pendant lighting and ceiling spotlights, the homely atmosphere offers a perfect entertaining space. The room features a fully integrated combination oven and microwave and integrated Barista coffee machine, gas hob, integrated fridge freezers, microwave, and dishwasher.

Utility

Continuing with quartz worktops matching the kitchen, the utility room has space for a washing machine and drier as well as providing external access to the rear garden.

Ground Floor W/C

With a hand basin and w/c.

Landing

A spacious landing which is currently utilised as an office space with a fitted desk.

Bedroom One

With fitted wardrobes providing ample storage space, this double bedroom overlooks the front of the home and has access to the en-suite.

En-Suite

With a shower, hand basin and w/c as well as a heated towel rail, the room is beautifully finished with high quality porcelainosa tiles.

Bedroom Two

A second double bedrooms overlooking the front of the home with fitted wardrobes providing ample storage space.

Bedroom Three

A double bedroom to the rear of the home with fitted wardrobes.

Bathroom

A stunning bathroom with a feature Italian imported bath tub, waterfall taps and over bath shower. A w/c, Italian hand basin and heated towel rail with porcelainosa tiles completing the room.

Second Floor Landing

The second floor landing has a velux window and is currently used as a snug area.

Bedroom Four

A double bedroom on the second floor with fitted wardrobes and eaves storage.

Bedroom Five

A well sized bedroom with built in storage space to the front aspect.

Second Floor Bathroom

With porcelainosa tiling, walk in shower, hand basin and w/c.

External

With electric gates to the front of the home, a detached double garage sits at the side of the property with electrical and water supply. The driveway provides off road parking for multiple vehicles and there is an artificial lawn at the front. To the rear is a private low maintenance garden with a patio and mature trees. The front gardens have been fully landscaped with industrial Astroturf which can provide football pitch and are sturdy enough to be driven and parked on. With fully integrated outside lighting.

Directions

For Satnav please use the postcode HD6 3QH

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all

of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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Road Map



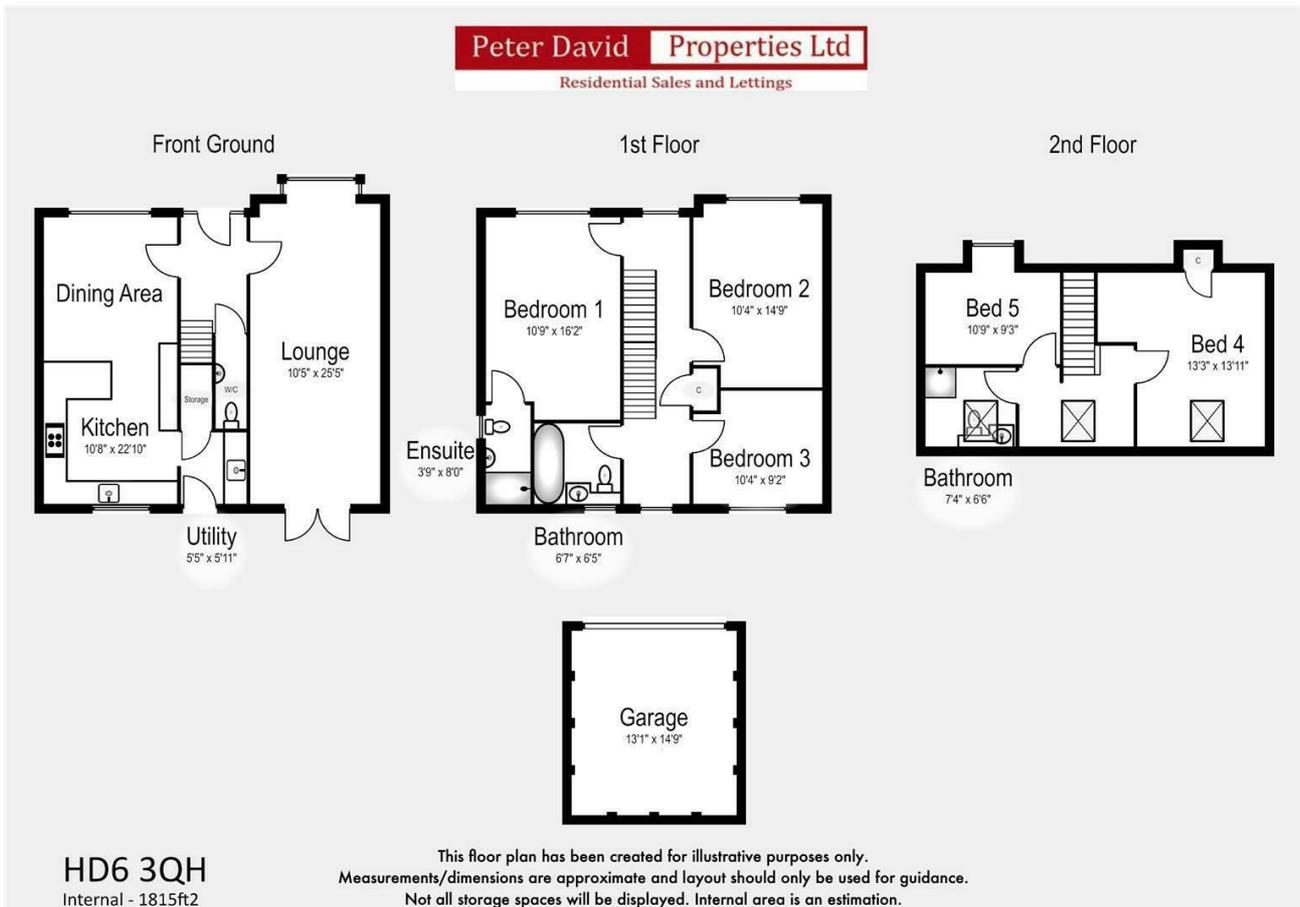
Hybrid Map



Terrain Map



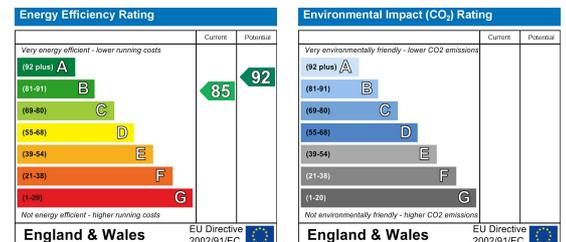
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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