



The Barn 6 Cromwell Bottom Drive, Elland Road, Brighouse, HD6 2SP

Offers Around £475,000

- : Highly Desirable Semi Rural Location
- : Part of a Large Barn Conversion
- : 5 Bedrooms
- : Designated Parking
- : Easy Access to M62
- : Spacious Character Family Home
- : Spacious Dining Kitchen
- : 3 Bathrooms & Downstairs Cloakroom
- : Easy Access to Elland & Brighouse
- : Viewing Essential



# The Barn 6 Cromwell Bottom Drive, Brighouse HD6 2SP

Situated in this highly desirable and extremely convenient residential location between Elland and Brighouse lies this character family home part of a converted barn, providing spacious and attractive five-bedroomed accommodation.

Step inside this delightful residence and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, downstairs cloakroom, spacious modern fully fitted dining kitchen, lounge, five bedrooms, three bathrooms, garden, designated parking, double glazing and gas central heating.

The property is located in this semi rural and picturesque setting and provides excellent access to the local amenities of Elland and Brighouse, as well as providing easy access to the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a character property in such a sought-after location, and as such, an early appointment to view is strongly recommended.



Council Tax Band: E



### ENTRANCE HALL

Front entrance door opens into the entrance hall with tiled floor, radiator with cover, dado rail and door to under-stairs cupboard providing useful storage.

From the entrance hall door to

### DOWNSTAIRS CLOAKROOM

Modern white 2 piece suite incorporating pedestal wash basin and low flush WC. the downstairs cloakroom houses the Worcester combination central heating boiler and has a single radiator.

From the entrance hall door to the

### SPACIOUS DINING KITCHEN

18'11" x 15'9" max narrowing to 9'2"

A spacious dining kitchen fully fitted with a range of modern wall and base units with matching work surfaces, single drainer one and a half bowl sink unit with mixer tap, Delonghi gas cooking range with extractor in canopy above, integrated fridge freezer, integrated dishwasher and integrated washing machine. This attractive kitchen is tiled around the work surfaces with complementing dūcor to remaining walls. UPVC double glazed window to the front elevation and further double glazed window to the side. Inset spotlight fittings, one double radiator and TV point.

From the Dining Kitchen glass-panel double doors open to the

### LOUNGE

12'2" x 11'3"

The central feature of this room is the stone-built fireplace with matching hearth. UPVC double glazed French doors open onto the front garden, with floor-to-ceiling UPVC double glazed windows to either side. Inset spotlight fittings, one double radiator and laminate wood flooring.

From the entrance hall a spindled staircase with a fitted carpet leads to the

### FIRST FLOOR LANDING

Inset spotlight fittings, single radiator and a fitted carpet.

From the landing door opens to

### BEDROOM TWO / SITTING ROOM

12'2" x 11'2"

Double bedroom with large UPVC double glazed windows to the front elevation, double radiator and fitted carpet. This bedroom is presently being used as a second sitting room.

From the Bedroom Two / Sitting Room door to the

### EN-SUITE SHOWER ROOM

Modern white four piece suite comprising pedestal wash basin, low flush WC, bidet and corner shower cubicle with shower unit. The en suite is tiled around the suite with complementing dūcor to remaining walls. Double radiator and inset spotlight fittings.

From the landing door to the

### FAMILY BATHROOM

Modern white three piece suite comprising pedestal wash basin, low flush WC and panel bath with Victorian-style mixer shower tap. Tiled around bath and wash basin with complementing dūcor to remaining walls. Double radiator and inset spotlight fittings.

From the landing door to

### BEDROOM FOUR

12'2" x 9'3"

This fourth double bedroom is presently used as a reading room. UPVC double glazed window to the front elevation, double radiator, TV point and a fitted carpet.

From the landing door to

### BEDROOM FIVE

8'0" x 6'1"

This single bedroom has a double glazed window to the side elevation, radiator and a fitted carpet.

from the first floor landing door a spindled staircase leads to the

### SECOND FLOOR LANDING

With a single radiator and fitted carpet.

From the second floor landing door to:



### MASTER BEDROOM SUITE

A small inner hall has a cupboard providing useful storage space.

From the inner hall through to the

### MASTER BEDROOM

12'2" x 15'6"

The charm and character of this room is enhanced by the original beam. It has 2 Velux double glazed skylight windows, one radiator, and a fitted carpet.

From the landing door to the

### EN-SUITE BATHROOM

This spacious en suite is fitted with a four-piece suite in cream comprising pedestal wash basin, low flush W/C, corner Jacuzzi-style bath with Victorian-style mixer shower tap and corner shower cubicle. The en suite is extensively tiled around the suite with complementing ducor to remaining walls. Velux double glazed skylight window and one double radiator.

From the second floor landing door to

### BEDROOM THREE

13'10" x 15'9" max

The charm and character of this spacious double bedroom is enhanced by the original beams. Double glazed window to side elevation, single radiator, inset spotlight fittings and a fitted carpet.

### GENERAL

The property is constructed of stone and has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating.

The property is Freehold and is in Council tax band E

### EXTERNAL

To the front of the property there is a flagged patio garden with mature plants and shrubs, a summer house, which can be accessed through the French doors from the lounge. To the side of the property is a path providing access to the entrance door. There are designated parking spaces for 2 vehicles











## Directions

SAT NAV HD6 2SP

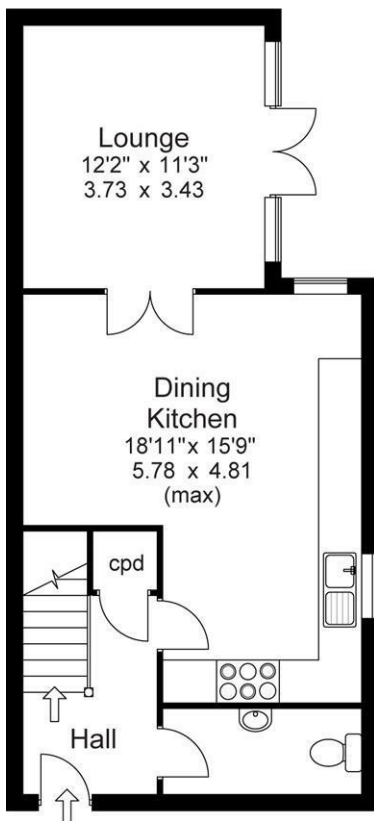
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

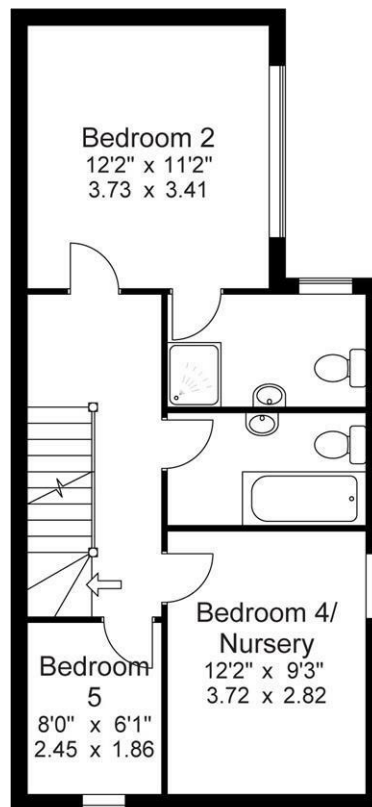
## EPC Rating:

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	

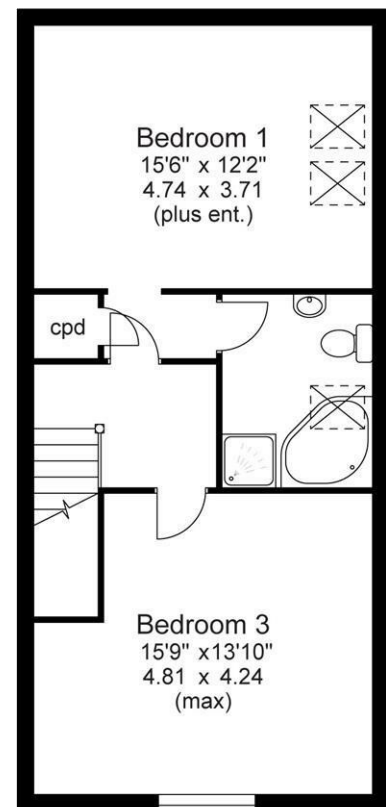
Approx Gross Floor Area = 1576 Sq. Feet  
= 146.5 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.