



## 7 Bowling Alley Terrace, Brighouse, HD6 3EU

£695,000

- Five Bedroom Converted Mill.
- High Vaulted Ceilings.
- Detached Double Garage.
- Spacious Bedrooms.
- Open-plan Kitchen Diner.
- Exposed Wooden Beams.
- Private Drive.
- Modern Fixtures & Fittings.
- Sought-after Location.
- Lawn & Private Decking Area.

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The Old Mill House - An exceptional five-bedroom converted Mill. This sophisticated home has been meticulously designed to offer modern, 21st-century contemporary living throughout. Benefiting from a series of exceptional architectural cues such as exposed wooden beams and high-vaulted ceilings. Benefiting from state-of-the-art fixtures and fittings. Private drive with double detached garage. Lawned garden with outdoor patio seating area, hot tub and water well.



Council Tax Band: F



Nestled in the charming Bowling Alley area of Rastrick, Brighouse, this property enjoys a prime location within walking distance of renowned schools, shops, and various amenities. The M62 (junction 26) is just a 5-minute drive away, offering convenient access to Leeds, Bradford, and Manchester. Additionally, Brighouse train station is only a few minutes' walk away, making commuting a breeze.

#### Entrance & WC.

A spacious driveway leads to a detached double garage, providing ample parking for multiple vehicles. The large porch offers generous storage space, followed by a convenient downstairs WC with a wash hand basin and low-level flush WC.

#### Kitchen/Diner.

Step into an exquisite open-plan kitchen and dining area, bathed in natural light from high vaulted ceilings and exposed wooden beams. This space perfectly blends contemporary and rustic elements, creating a modern and inviting atmosphere. Equipped with state-of-the-art integrated appliances, including twin head-height ovens and grills, two fridge freezers, and a wine cooler, this kitchen is designed for modern living. Ample storage is provided by a comprehensive range of wall and base-level units.

Twin detached kitchen islands feature additional storage cupboards, solid work surfaces, an integrated six-gas ring stove with a stylish overhead extractor unit, and integrated pull-out plug points. There is also room for four breakfast stools.

#### Dining Area.

The dining area is a warm and inviting space, flooded with natural light. It comfortably accommodates a superior dining table with a range of seating options and leads seamlessly to the lounge, with access to the side garden and patio.

#### Lounge.

The lounge combines an open-plan feel with a distinct, comfortable seating area. It features a detailed media wall and ample space for large free-standing furniture and indoor plants.

#### Utility Room.

A separate utility room provides space for a washing machine, dryer, and additional storage. A stainless steel sink is included for added convenience.

#### Hallway.

The hallway leads to three bedrooms and the house bathroom, offering additional storage with integrated shelving units concealed by a large sliding mirror and door. There is also access to the first-floor landing.

#### Bedroom One.

This carpeted double bedroom is spacious enough for a double bed, bedside tables, and free-standing bedroom furniture.

#### House Bathroom.

A stylish and modern house bathroom featuring a free-standing bath, a separate walk-in shower unit, a chic vanity unit, and a low-level flush WC. The bathroom is enhanced by stylish tiling and feature lighting throughout.

#### Bedroom Two - Principal.

The carpeted principal bedroom is designed for luxury, accommodating a super king-sized bed and bedside tables. It boasts a large walk-in wardrobe and an en-suite shower room. Frosted glass windows add natural light.

#### En-suite - Principal.

The principal en-suite features a large walk-in shower, his and hers wash hand basins with a vanity unit, a low-level flush WC, and a heated towel rail.

#### Bedroom Three.

A carpeted double bedroom with space for a double bed, bedside tables, and free-standing furniture.

#### First Floor Stairs.

Carpeted stairs lead to the first floor, accessing bedrooms four, five, a study, and a bathroom. Large Velux windows flood the spacious landing with natural light, providing an extra sitting or entertainment area.

#### Bedroom Four.

A carpeted double bedroom with space for a double bed, bedside tables, and free-standing furniture, illuminated by an overhead Velux window.

#### Bedroom Five.

Similar to bedroom four, this carpeted double bedroom offers ample space and natural light through an overhead Velux window.

#### Study.

A separate study area perfect for office furniture and storage units, also featuring an overhead Velux window.

#### Shower Room.

A fully tiled shower room with a walk-in shower unit, a low-level flush WC, a wash hand basin, a heated towel rail, and a large overhead Velux window.

#### Garden.

The side garden is a beautifully maintained lawn with a separate decking area, ideal for outdoor furniture and al fresco dining. A hot tub is included with the sale. The walled garden features established plants and shrubs, leading to additional storage under the property and the private drive and double garage. A feature water well adds character to the property.

#### Double Garage & Drive.

The spacious double garage can accommodate two cars and provides additional storage. The private drive offers parking for up to seven or eight cars.

#### 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.





