

Charnock Bates



The Ridge • 4 Lyndhurst Road

Brighthouse

This impressive, detached period property with 5 bedrooms and 4 reception rooms is South facing and set within a highly sought after location.

Externally: horseshoe driveway, detached double garage, ample parking, stone built outbuilding, lawned and paved gardens with mature trees and shrubs.

THE ACCOMMODATION COMPRISES

LOWER GROUND FLOOR

Cellar Hallway
Games Room
Cellar Room 1
Cellar Room 2
Cellar Room 3
Utility Area

GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Lounge
Kitchen
WC
Side Porch
Orangery

FIRST FLOOR

Master Bedroom
En Suite / Dressing Room / Bedroom 5
Bedroom 2
Bedroom 3
Bedroom 4
House Bathroom

DISTANCES

Leeds approx. 15 miles.
Manchester approx. 30 miles.





LOCATION

Brighouse is a highly sought after location, situated just off Junction 25 of the M62. The town is extremely well placed with links to other large towns such as Halifax and Huddersfield, with the cities of Leeds and Manchester both easily accessible. In the town centre is a mooring basin on the Calder and Hebble Navigation and the River Calder runs through. There is also a railway station and bus station providing excellent commuter links.

There are several primary schools in the immediate area which are all currently rated either Outstanding or Good by OFSTED. In addition there are two high schools and both private and Grammar school options are available in nearby Halifax. The town has developed well and is now home to a wide variety of both local businesses and high street shops, restaurants, bars, hairdressers, and supermarkets. Brighouse also includes several traditional shops selling anything from special cheeses to pet supplies. The town also benefits from many local parks, a library and art gallery, post office, rugby club and a modern leisure centre with swimming pool and gym facilities.

GENERAL INFORMATION

Stone stairs lead up to the front door, entering into the entrance hall with an open staircase and timber, spindle balustrade. The property benefits from many period features with high ceilings throughout.

On the left is the sitting room with a gas, coal effect fire with stone surround, ceiling rose, coving, picture rail and ornate plasterwork to the ceiling.

Off the hallway to the right is the lounge which is open to the dining room, however the rooms can be partitioned off using sliding glass double doors. Both rooms benefit from plaster coving and a ceiling rose, with the lounge also boasting an open fireplace and a bay window to the front elevation.

Steps leads down to the spacious orangery which is set to the side of the house and benefits from tiled floor and direct access out to the gardens.

The utility room is set down from the orangery and features a traditional pot sink and a disused fireplace. There is plumbing for a washing machine and ample space for further appliances such as a dryer and freezer. Further stairs provide access to the cellar rooms and there is an external rear door.

The kitchen, with dual aspect windows and tiled flooring, is set to the rear of the property and has ample space for a dining table. There are a range of base, drawer and eye level units incorporating glass display cabinet and 1 and 1/2 bowl sink with drainer and mixer tap, Integrated appliances include: Neff electric double oven, 4 ring electric hob with extractor above, Philips dishwasher, a fridge and microwave. A door leads into the side porch with external access door, tiled walls with stone ledges and stained glass windows.

To the far end of the entrance hall is the downstairs WC with wash hand basin. The cellar rooms can also be accessed via a door under the staircase.

Stone stairs lead down to the cellar hallway with Yorkshire stone flagged floor and recessed stone keeping shelves. One room is currently utilised as a games room, with cellar room 1 having understairs storage, room 2 being the former coal drop and room 3 benefiting from further stone worktop/shelving.

The first floor accommodation is accessed off the upstairs landing with larger picture window to the front elevation and a useful storage cupboard.

The master bedroom benefits from an en suite / dressing room with dual aspect windows, a shower cubicle and wash hand basin set within a vanity unit.

There is potential to create a fifth bedroom if required as the dressing room also has a door through to the inner hallway.

Bedrooms 2 and 3 are both doubles and each benefit from a wash hand basin set within a vanity unit. Bedroom 2 has windows to the front elevation, whilst bedroom 3 is set to the rear of the property. The fourth bedroom is currently utilised for storage.

The house bathroom is located off the inner hallway and comprises: bath with mixer tap and shower attachment, WC and wash hand basin. Tiled walls and a storage cupboard houses the water cylinder.

EXTERNALS

A horseshoe driveway provides ample parking and leads to the Property which is South facing, and the detached double garage with electric up and over doors, power and light.

Lawned gardens with mature trees and shrubs are set to either side of the drive with a substantial paved patio area. A stone built outbuilding provides storage for gardening tools and equipment.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

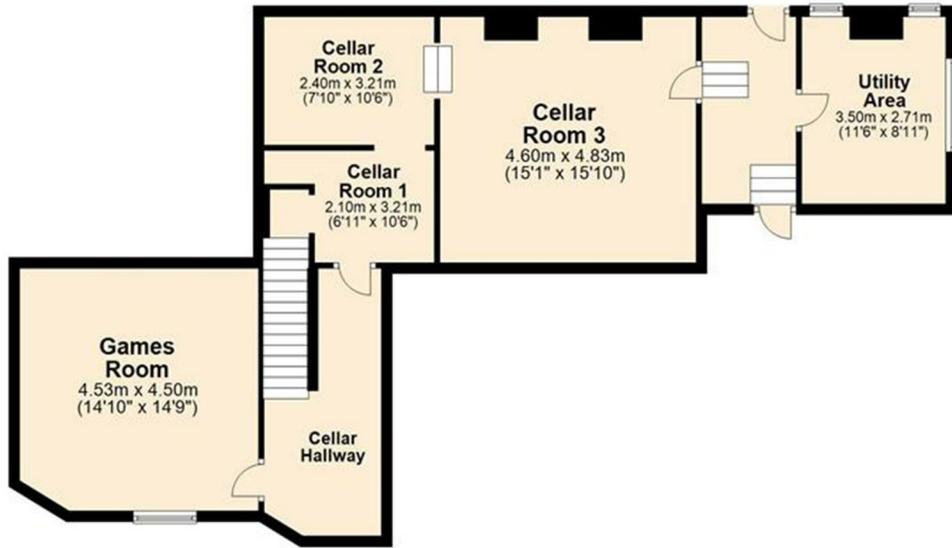
SERVICES

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

LOCAL AUTHORITY

Calderdale MBC

Cellar



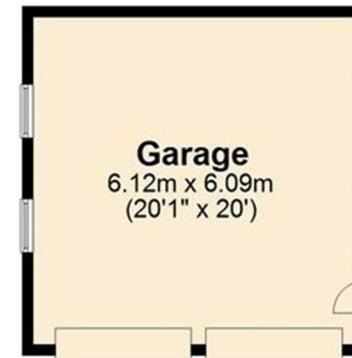
Ground Floor



First Floor



Garage



TENURE

Freehold with vacant possession upon completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

DIRECTIONS TO

From Halifax take the A629 Salterhebble Hill onto the Elland bypass. At Ainley Top roundabout, exit the roundabout onto the A643 / Brighouse Road. Continue on the A643 for approximately 1.4 miles until turning right onto the A6107 Clough Lane. Continue forwards, passing under the motorway bridge and onto Fixby Road until reaching Bradley Bar roundabout. Take the first exit onto the A641 towards Brighouse. Continue forwards for approximately 1 mile, then take a left hand turn onto Lyndhurst Road. After approximately 200 yards, the property can be found on the right hand side.

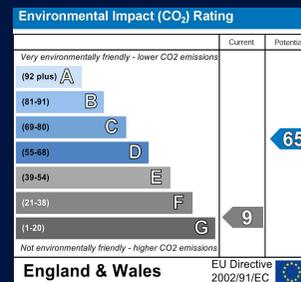
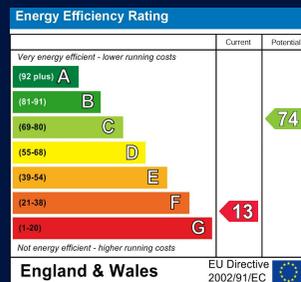




DIRECTIONS TO

From Brighouse town centre take the A641 Huddersfield Road and proceed up the hill for approximately 1 mile until taking a right hand turn onto Lyndhurst Road. After approximately 200 yards, the property can be found on the right hand side.

For Satellite Navigation: HD6 3RX



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HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

† 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

