

Charnock Bates

The Country, Period and Fine Home Specialist



The Garden House  
32 Hawthorn Close, Clifton, HD6 1RG





# The Garden House

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Clifton  
HD6 1RG

Guide Price: £345,000



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## Summary Description

The Garden House is an individually designed detached property situated in a private cul-de-sac location. Providing well-planned accommodation over two floors with an open plan living/kitchen area and three double bedrooms creating an ideal home for growing families or those looking for space to work from home.

Internally the property briefly comprises; entrance hall, utility, open plan living/kitchen area, bedroom three and bathroom to the ground floor. Two further bedrooms both with ensuites to the first floor.

## Location

The village of Clifton was recorded in the Domesday Book of 1086 and is a small village situated to the east of Brighouse. The former Kirklees priory is located to the east of the village, comprising of several Grade I listed buildings that are reportedly where Robin Hood is buried.

Ideally positioned for a wide range of local amenities in Brighouse Town centre including an extensive range of high street shops, independent retailers, established restaurants and national supermarket chains including Sainsburys, Tesco and Lidl. The village is also served by two public houses, the Armytage Arms and The Black Horse Inn that dates back to 17th century, The Grey Ox in nearby Hartshead also offers a traditional public house popular with foodies.

The property is in the catchment area of several highly regarded secondary and grammar schools and is a short distance from St. John's C of E primary school which is currently rated outstanding by Ofsted.

Adjoining farmland to the north and east of the village makes the area popular with walkers and cyclists with a number of public footpaths and bridleways ideal for a Sunday stroll. Keen golfers are also well catered for with Willow Valley golf club, Yorkshires largest golf facility with 50 holes of golf, a driving range, bistro and bar a short distance away. Other local family amenities include Brighouse swimming pool and fitness centre. Clifton is extremely well placed having excellent links to Halifax and Huddersfield, along with access to the M62 motorway network with commuter routes to Leeds and Manchester. Brighouse train station provides regular services regionally with connecting services to the national rail network.





## General Information

The uPVC glazed door leads through to the entrance hall providing access to the utility room having gloss fitted base and eye level units with wood effect laminate work surfaces, plumbing for a washing machine, space for a dryer and window to the front elevation. The heart of this home is the impressive open plan living/dining/kitchen area with solid wood flooring with underfloor heating which runs throughout the whole of the downstairs living accommodation, inset ceiling spotlights with feature lighting, windows to the front and rear elevation, full length window to the side elevation and wood burning stove providing an ideal place to relax. Moving across to the well-presented kitchen area boasting an extensive range of fitted gloss base, drawer and eye level units with contrasting solid wood worksurfaces with inset stainless-steel sink, feature lighting, central breakfast island, window to the side elevation, velux skylight windows and patio doors which lead to the generous garden. Integral appliances include fridge and freezer, electric oven, microwave, five ring gas hob with overhead extractor fan.

Positioned off the living area is the third bedroom offering an adaptable space with solid wood flooring, inset ceiling spotlights, window to the rear elevation and under stair storage cupboard. Completing the ground floor accommodation is the downstairs bathroom having a three-piece suite comprising; low flush WC, wash hand basin with central mixer tap, panelled bath with overhead shower attachment, tiled flooring and splashbacks, inset ceiling spotlights and window to the side elevation.

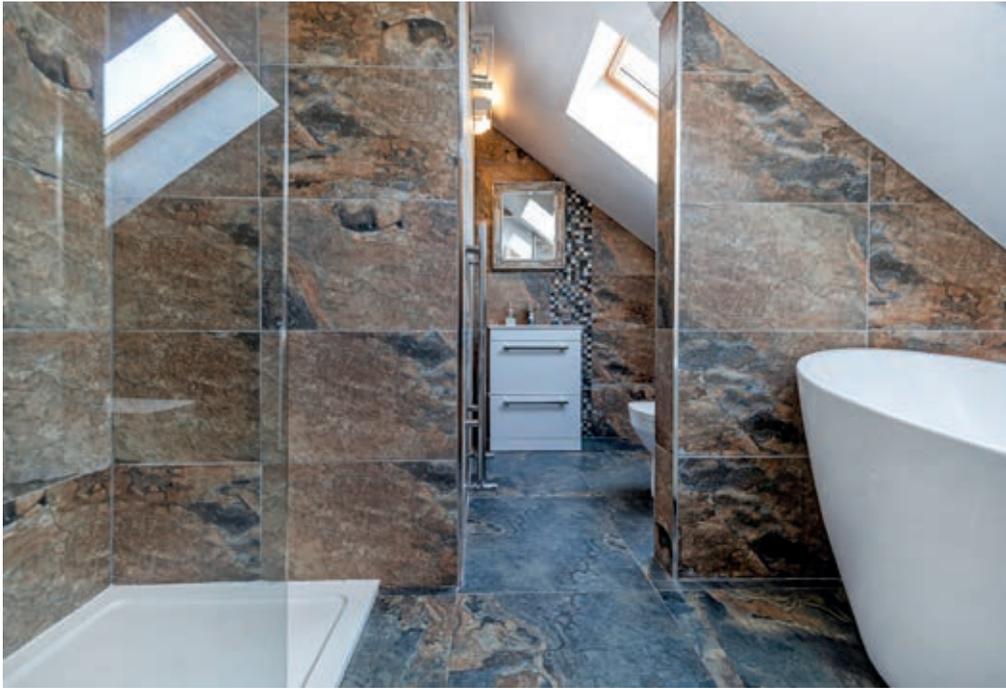






An open staircase from the entrance hall leads to the first-floor landing which accesses two further double bedrooms. The principal bedroom benefits from velux skylight windows, feature wall lighting and walk-in wardrobe with dressing area. A door from the dressing area leads to the ensuite bathroom having a four-piece suite comprising; walk in shower with rainfall shower attachment, oval free-standing bath, wash hand basin with underneath storage, low flush WC, chrome heated ladder towel rail, tiled flooring and splashbacks, velux skylight windows, feature wall lighting and inset ceiling spotlights.

Also positioned off the landing is the spacious second bedroom with two velux skylight windows providing ample natural daylight. A door leads through to the ensuite shower room having a three-piece suite comprising; walk in shower, low flush WC, wash hand basin with underneath storage, tiled flooring and splashbacks, chrome heated ladder towel rail and velux skylight window.





## Externals

The tarmac driveway leads directly from Hawthorn Close providing parking for approximately three cars. The main garden can be accessed both externally or internally via patio doors from the kitchen area with a flagged patio area with steps leading up the generous manicured lawn which is bordered by mature flower beds to the front and dry-stone wall and shrubs to the rear creating a private area ideal for entertaining, barbequing and al-fresco dining. With external electric power points and shed providing ample storage.

## 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.

## Local Authority

Calderdale

## Wayleaves, Easements, Rights of Way

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

## 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.

## Tenure

Freehold



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## Directions

From Halifax Town Centre take the Leeds Road (A58) following the signs for Bradford and Leeds. At Stump Cross traffic lights fork right and continue to Hipperholme crossroads, (the next set of traffic lights). Proceed straight ahead through the traffic lights and turn immediately right along A649 Wakefield Road and towards Bailiff Bridge. After approximately 1.6 miles, at the traffic light junction turn right onto the A641 Bradford Road. Proceed forward until reaching the roundabout taking the second exit. Stay in the left hand lane following the A643 until reaching a second roundabout. Take the first exit onto Clifton Common. Continue forward taking a left turn onto Thornhills Lane, then take the next left turning onto Rowan Drive, then another left turning onto Hawthorn Close. Continue forward until reaching the driveway entrance to The Garden House in the top left corner of the cul-de-sac.

For satellite navigation: **HD6 1RG**

## EPC Rating

EER: Current 84 – Potential 93

## Local Information

### Nearest Station

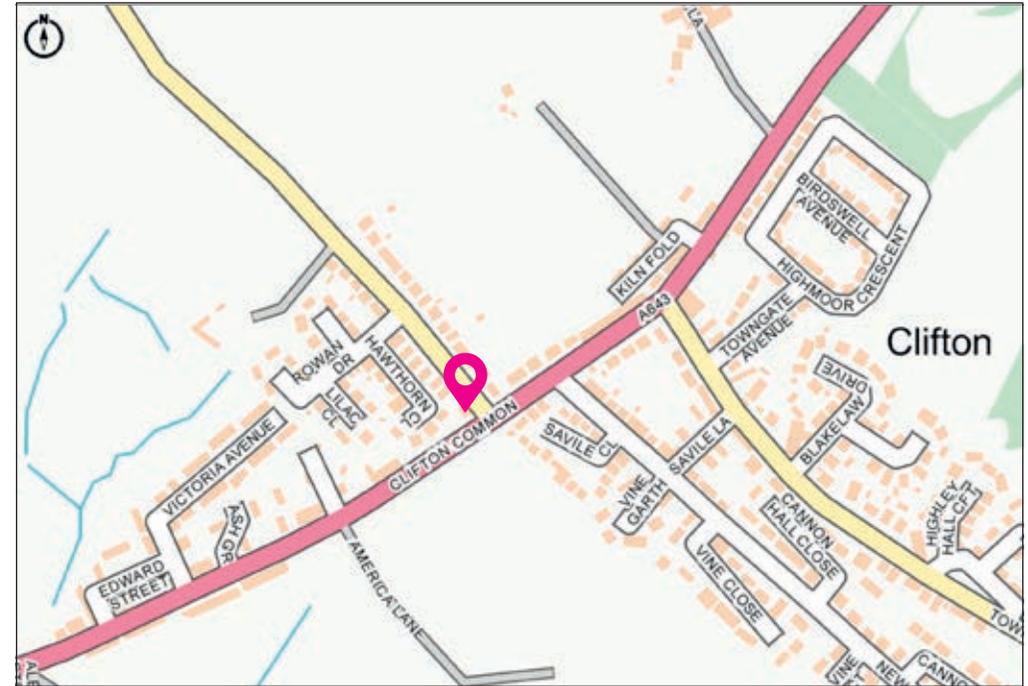
|              |           |
|--------------|-----------|
| Brighouse    | 1.1 miles |
| Huddersfield | 4.8 miles |

### Nearest Schools

|                                |           |
|--------------------------------|-----------|
| St Johns C of E Primary School | 0.7 miles |
| Longroyde Primary School       | 1.5 miles |
| Rastrick High School           | 1.6 miles |

### Motorway Network

|                  |           |
|------------------|-----------|
| Junction 25, M62 | 2.3 miles |
|------------------|-----------|



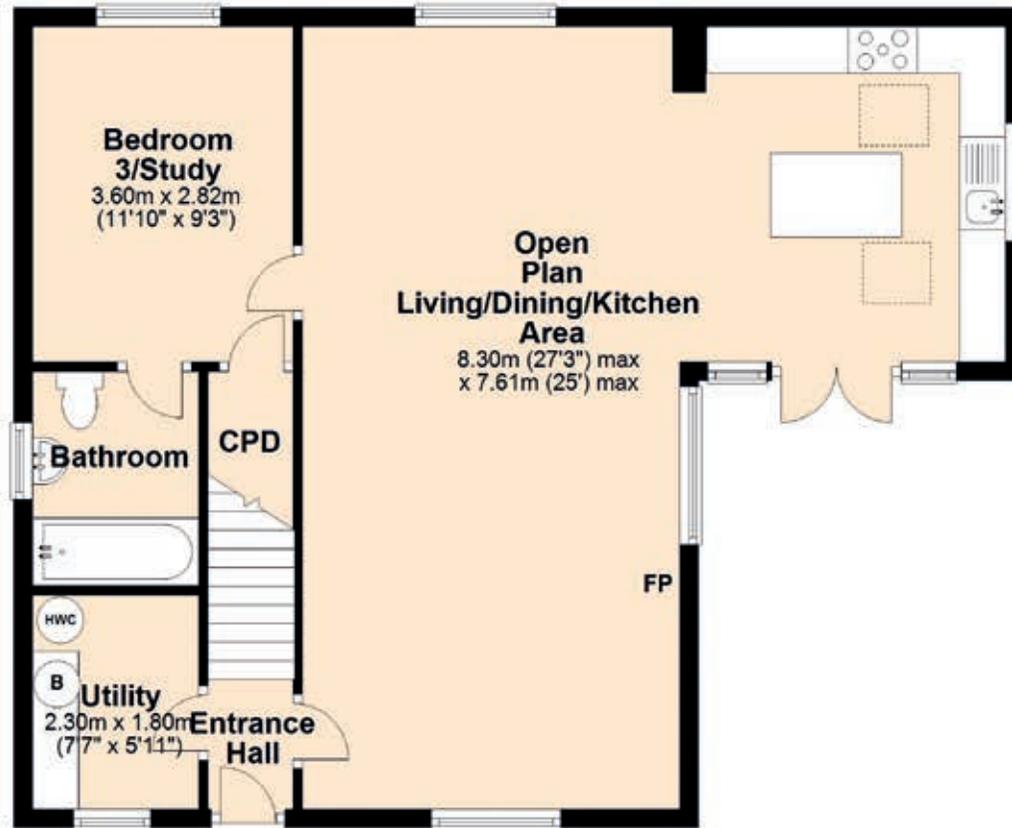
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# Floor Plans

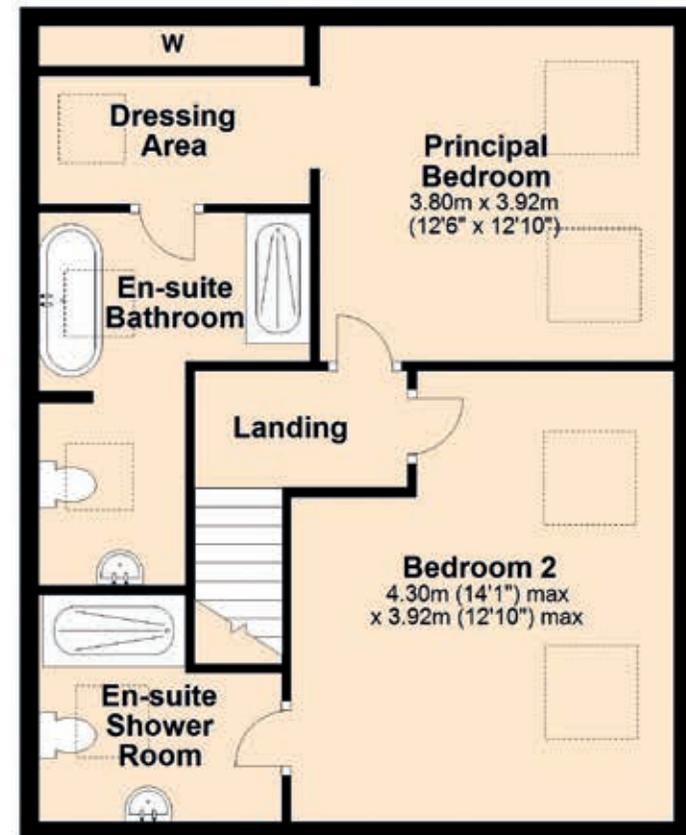
## Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



## First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



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