



RESIDENTIAL



## 310 Thornhills Lane

Clifton, HD6 4JQ

Asking Price £325,000 Freehold





Enjoying a generous plot in the much sought-after location of Clifton, 310 Thornhills Lane is a semi-detached Dorma bungalow offering well-presented three-double bedroom accommodation over two floors. Boasting beautiful gardens alongside a large driveway and detached garage/workshop.

### Location

The property is in a semi-rural part of the sought-after Clifton, close to the highly regarded St Johns C of E Primary Academy. This sought-after residential location is only a short distance from the bustling centre of Brighouse with all it's shops and amenities, with easy access from the property via the A643/Clifton Common. The Armytage Arms and The Black Horse Inn are both within walking distance. Brighouse Railway Station is only a short drive away and with excellent access to J25 of the M62 motorway network, this prominent location is attractive to both commuters and families.

### Accommodation

Access is gained into the entrance hallway, with a staircase rising to the second floor. The first door to your left leads through to the utility room offering a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. There is plumbing for a washing machine and space for a dryer.

Back through the hallway is the spacious lounge which has a large sliding glazed door to the front elevation flooding the room with natural light while allowing access to the garden. A gas fire sits at the focal point with decorative surround.

Across the hallway is the bathroom which has a three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Moving through to the breakfast/kitchen which boasts a central island with breakfast bar and a range of modern wall, drawer and base units with contrasting worksurfaces incorporating an inset bowl sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven, four-ring hob with extractor above, dishwasher and fridge freezer.

Leading off the kitchen is a conservatory which enjoys an outlook and allows access to the rear garden.

Completing the ground floor accommodation is a double bedroom which benefits from built-in wardrobes and again enjoys an outlook into the rear garden.

Rising to the first floor landing accessing two bedrooms. One of the double bedrooms is positioned to the rear of the property with Dorma window looking over the garden while the final bedroom has far-reaching views to the front aspect and benefits from an en-suite with three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

Externally, to the front of the property, a gated sweeping driveway provides off-street parking for four-five cars, running through the middle of two well-manicured lawns with pond and mature shrubbery. The driveway continues up the side of the property to a detached single garage with adjoining workshop. To the rear, accessed from the French doors of the conservatory is an enclosed garden with lawn and raised, decked seating area.



Council tax band: C  
EPC rating: E  
Ground rent: N/A  
Service charge: N/A

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