



RESIDENTIAL



## Oakleigh, 25 Brighouse Road

Hipperholme, Halifax, HX3 8EB

Offers Around £625,000 Freehold





This impressive double-fronted Victorian detached residence, located in the heart of Hipperholme, offers an excellent opportunity to acquire a spacious family home in a highly desirable area. The property features high ceilings throughout and well-proportioned accommodation, including five bedrooms, three reception rooms, two modern bathrooms and a downstairs WC—ideal for family living.

Characterful period features add charm, while modern comforts such as gas central heating, double glazing and a burglar alarm ensure practicality. Externally, the property benefits from a generous resin driveway providing ample parking, a detached garage and attractive gardens.

### Location

The property is situated on a corner plot, where Barfield Road meets the A644 /Brighouse Road, in Hipperholme. Located just a stone's throw from the local shops, supermarkets, and amenities including highly regarded schools and with easy access to Halifax, Brighouse and the A58/M62.

### Accommodation

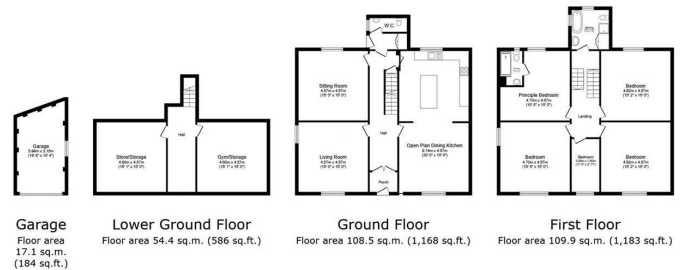
A composite door accesses an entrance porch. Double Oak and glazed doors open to an inviting hallway with a feature archway, ceiling cornice and open staircase with painted timber balustrade. The living room boasts dual aspect windows, ornate cornice and ceiling mouldings, and an electric fire set within a tiled fireplace. At the rear of the property, a second spacious reception room benefits from a gas fire with marble backplate and hearth and decorative surround, and a feature fitted bookcase to one alcove, and is currently utilised as a games room.

The third reception room has been opened up to create a spacious open plan dining kitchen. The kitchen area boasts a fantastic range of black, high gloss base, wall and drawer units with a central island providing a breakfast bar. Complimentary Granite worktops and upstands incorporate a 1 and ½ bowl under-mounted sink with mixer tap over and there is a dual fuel range cooker with extractor hood above. Integrated appliances include a washing machine and dishwasher, and there is space for an American fridge freezer. Within the dining area there is a gas fire with marble backplate and hearth and decorative surround, period coving, skirting and picture rail, and a vertical radiator.

By the rear entrance vestibule there is a fully tiled cloakroom with wash hand basin and WC, and the boiler is located within a fitted storage cupboard. A door gives access to the substantial cellar rooms with Yorkshire stone flagged floors. One room is currently utilised as a gym, whilst the second enjoys a central heating radiator, space for a freestanding dryer and a range of base, wall and drawer units with Granite worktops.

The split level first floor provides a gorgeous monochrome, fully tiled bathroom with electric heated towel rail, illuminating mirror, fitted storage cupboard and dual aspect windows. The white suite comprises: freestanding claw foot bath with mixer tap and shower attachment over, corner shower cubicle, WC and wash hand basin set within a vanity unit. The principle bedroom is a generous double set to the rear with a part-tiled en suite shower room comprising: walk in shower cubicle with rainfall shower head and handheld attachment, WC and wash hand basin set within a vanity unit. The adjacent front double bedroom enjoys dual aspect windows and an original tiled feature fireplace. There are two further spacious double bedrooms, one which benefits from a fitted double cupboard, and a fifth, good sized single bedroom.

Externally, at the front a gated pathway leads to the front door with lawn and mature trees and shrubs to either side. Wrought iron gates open onto a generous resin driveway which provides ample parking and leads to the detached, stone built garage with up & over door. Further gates to either side of the property enclose the rear garden which boasts a good sized lawn with a raised stone paved seating area to one corner and high stone wall boundaries. There is an additional stone flagged patio and pathway by the house, and there are useful external water and power points.



Total floor area: 289.9 sq.m. (3,121 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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