



Clough Lane, Brighouse, HD6 3QH
Offers In Excess Of £450,000

E&H Holmes
ESTATE AGENTS

Step into this stunning executive detached residence, where generous proportions and elegant design combine to create the perfect family haven. With five double bedrooms, this home offers space for everyone, blending comfort with contemporary style throughout.

The master suite provides a luxurious private retreat with its own ensuite, while the additional house bathroom and further shower room ensure convenience for a busy household. Each bathroom is finished to an exceptional standard with imported Belliani fittings and Porcelanosa tiles, exuding quality and sophistication.

At the heart of the home lies a sleek, contemporary dining kitchen—a stylish and social space designed for both family living and entertaining—complemented by a practical utility room and welcoming cloakroom.

The property also features a spacious through lounge, filled with natural light and opening via elegant French doors onto the rear garden, creating a seamless connection between indoor and outdoor living. It's the perfect space for relaxing with family or hosting guests.

Outside, the detached double garage—complete with power and plumbing—adds flexibility and functionality, while the property's commanding position on Clough Lane makes it a truly enviable address.

This is more than just a house—it's a statement of style, space, and modern family living.



To the Ground Floor:

Entrance Hall

Composite front door. Stairs to first floor.

Cloakroom

WC and wash hand basin.

Lounge 23'6" x 10'3" (7.177 x 3.144)

'Sharps' built in unit. Radiator. UPVC double glazed bay window to the front elevation. UPVC double glazed French doors to rear garden.

Dining Kitchen 22'10" x 10'8" (6.967 x 3.275)

Contemporary fitted kitchen with a range of wall and base units. Composite one and half bowl sink. Quartz work surfaces. Electric oven. Gas hob with stainless steel and glass cooker hood over. Two integrated fridge freezers. Integrated combination oven/microwave, coffee machine and dishwasher. Karndeian flooring. UPVC double glazed windows to front and rear elevation.

Utility Room 5'11" x 5'4" (1.817 x 1.642)

Wall and base units with quartz work surface. Stainless steel sink. Boiler. Washing machine and tumble dryer included. Karndeian flooring. Boiler. Door to rear garden.

To the First Floor:

Landing

Stairs from entrance hall and to the first floor. 'Sharps' fitted desk. Radiator. UPVC double glazed windows to front and rear elevations,

Master Bedroom 10'3" to wardrobes x 10'8" (3.144 to wardrobes x 3.271)

'Sharps' fitted bedroom suite. Radiator. UPVC double glazed window to front elevation.

En-Suite

Shower cubicle. 'Belliani' wash hand basin. WC. Porcelanosa wall tiles. Towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Two 12'11" to wardrobes x 10'4" (3.947 to wardrobes x 3.154)

'Sharps' fitted wardrobe. Radiator. UPVC double glazed window to front elevation.

Bedroom Three 8'6" x 10'3" (2.610 x 3.144)

'Sharps' fitted bedroom suite. Radiator. UPVC double glazed window to rear elevation.

Bathroom

'Belliani' bath with waterfall taps and shower over, wash hand basin and WC. 'Porcelanosa' wall tiles. Towel radiator. UPVC double glazed windows to rear elevation.

To the Second Floor:

Landing

Velux window. Radiator.

Bedroom Four 14'4" x 11'1" to wardrobes (4.371 x 3.382 to wardrobes)

'Sharps' fitted bedroom suite. Undereaves storage. Radiator. Velux window.

Bedroom Five 7'10" plus alcove x 10'9" (2.412 plus alcove x 3.284)

'Sharps' fitted bedroom suite. Radiator. UPVC double glazed window to front elevation.

Shower Room

Shower cubicle, vanity wash hand basin and WC. Porcelanosa tiles. Velux window.

Double Garage

Power, light and plumbing. Electric up and over doors.

Parking

Driveway parking for 4 or more cars.

Front Garden

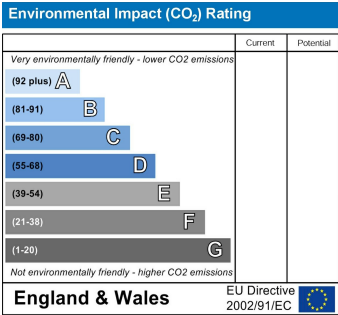
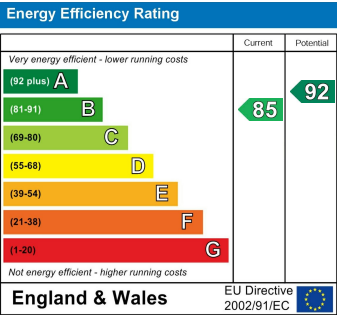
Artificial lawn.

Rear Garden

Enclosed patio garden with raised beds and mature trees. Drystone wall borders.

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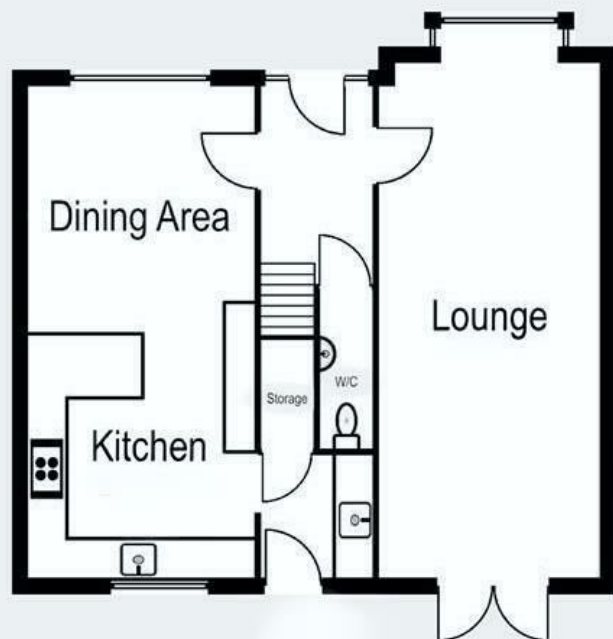
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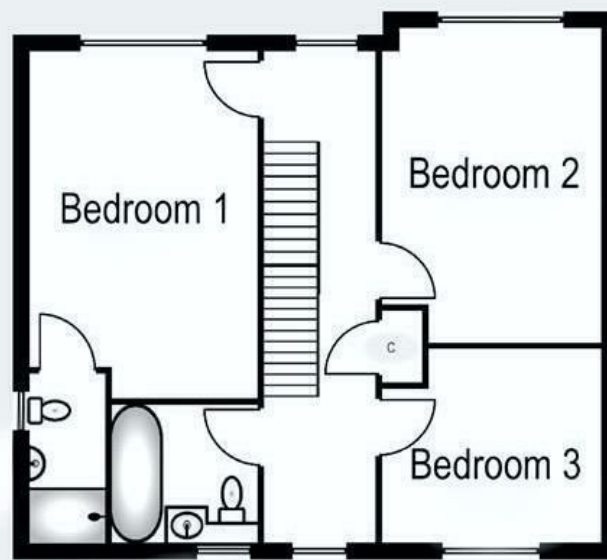




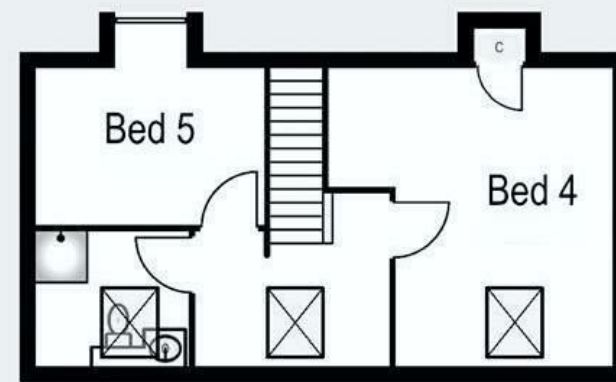
Front Ground



1st Floor



2nd Floor



Bathroom

