



10 Halifax Road, Brighouse, HD6 2AG  
Offers Over £375,000

bramleys



This spacious five-bedroom end-terrace Victorian stone-built residence offers a rare combination of character, period charm, and a unique and spacious layout that sets it apart from the rest.

The property retains a wealth of original features including high ceilings, decorative cornicing, original doors, fireplaces and window shutters. With three large reception rooms, it offers flexible and generous living space ideal for family life.

The accommodation includes a spacious four piece bathroom complete with a roll-top bath, and a unique master bedroom with its own staircase and adjoining WC. Throughout, the home provides well-proportioned and characterful rooms, creating comfortable and spacious family accommodation.

The property also benefits from a generous and beautifully landscaped, level rear garden and off-road parking — a rare find for this style of home.

Located in a sought-after part of Brighouse, it's just a short walk from the town centre and overlooks the nearby park. Excellent schools, shops, and transport links — including the M62 and Brighouse train station — are all close by.

A rare opportunity to purchase a charming period home with space, character, and practical features in a prime location. Early viewing is highly recommended to appreciate this deceptively spacious home.







## GROUND FLOOR

### Entrance Hallway

Accessed via a timber external door, the welcoming hallway features wood-effect laminate flooring and retains a range of period details, including an impressive staircase with balustrading. A wall-mounted electric heater provides warmth. The rear hallway leads to a timber rear external door and additional window, providing access to the garden.

### Lounge

14'2" x 13'9" (4.32m x 4.19m)

A spacious front-facing reception room with deep ceiling coving, decorative ceiling rose, and original shutters to the uPVC double glazed window. The focal point is a granite fireplace with inset living flame gas fire.



### Sitting/Dining Room

15'2" x 13'7" (4.62m x 4.14m)

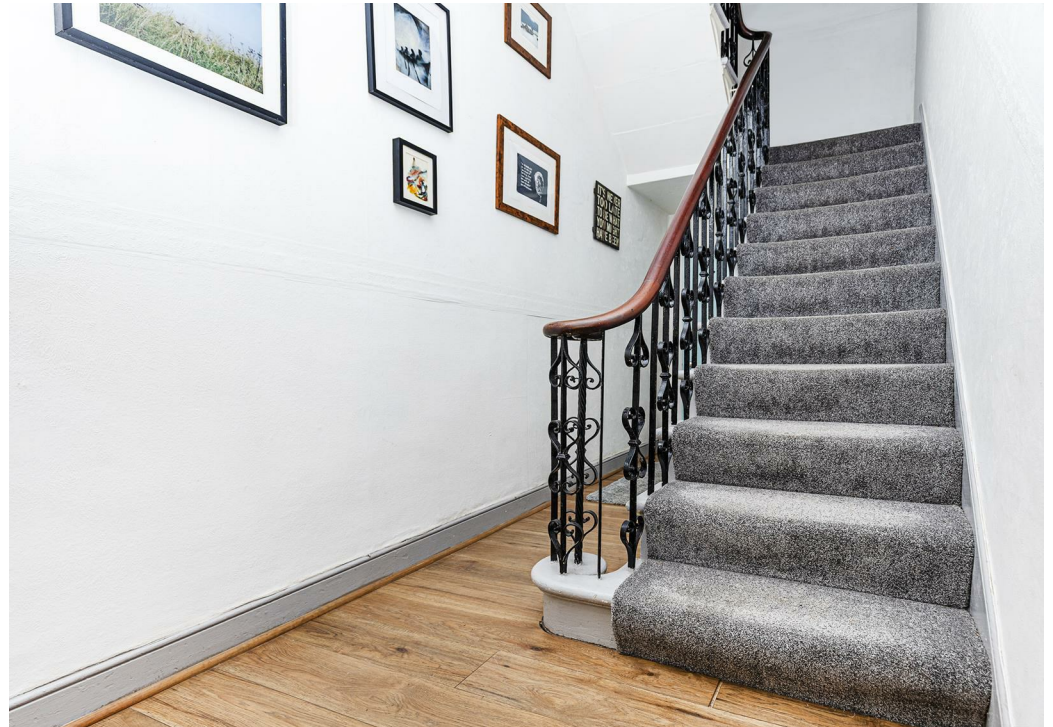
Overlooking the rear garden via French doors, this generous second reception room also includes a granite fireplace with living flame coal-effect gas fire, deep ceiling coving, ceiling rose, and uPVC French doors providing direct access to the garden.

### Dining Kitchen

14'11" x 14'7" (4.55m x 4.45m)

A bright and spacious kitchen/diner with two large uPVC windows offering views over the rear garden. Features include modern wall and base units, composite sink unit, induction hob with extractor, built-in oven, integrated fridge freezer, dishwasher, and washing machine. The room also benefits from a charming open fireplace with inset gas stove, and wood-effect laminate flooring throughout. A useful under-stair cupboard provides space for a tumble dryer.

## FIRST FLOOR







### Landing

With velux window providing natural light and access to the upper floor via a separate staircase.

### Bedroom 2

15'7" x 10'4" (4.75m x 3.15m)

Positioned at the rear, this spacious double room features a decorative cast iron fireplace with timber surround and a uPVC window.

### Bedroom 3

13'10" x 10'5" (4.22m x 3.18m)

A generous double bedroom at the front of the house, with a decorative fireplace, exposed timber floorboards, electric heater, and uPVC double glazed window.

### Bedroom 5

11'5" x 8'5" (3.48m x 2.57m)

A good-sized single room or ideal home office, also with a uPVC double glazed window to the front elevation.

### Family Bathroom

Fitted with a four-piece white suite comprising a low flush WC, pedestal wash hand basin, corner shower enclosure with electric shower, and freestanding roll-top bath. With exposed floorboards, chrome ladder-style towel rail, built-in storage, and uPVC window to the rear.

### Master Bedroom

15'5" x 14'7" (4.70m x 4.45m)

Accessed via its own staircase from the hallway, this unique and spacious double bedroom features a uPVC window to the rear and a door leading to an adjoining WC.

### Adjoining WC

The WC includes a low flush unit with integrated wash basin and offers potential to create a full en-suite shower room.



## SECOND FLOOR

### Bedroom 4

18'0" max x 11'3" max (5.49m max x 3.43m max)

A generous top-floor bedroom with Velux window, wall-mounted electric heater, and ample floor space.

## LOWER GROUND FLOOR

### Hall

With wood-effect laminate flooring, connecting the cellar rooms and storage spaces.

### Sitting Room

17'1" x 13'6" max (5.21m x 4.11m max)

A bright and surprisingly spacious lower ground floor room with natural light from a uPVC window. Includes an open fireplace with inset gas stove, wood-effect laminate flooring, and wall-mounted electric heater. Doors lead to a useful under-stair cupboard and kitchenette. The kitchenette is fitted with base units, inset stainless steel sink with side drainer and mixer tap.

### Storage Room

With original stone shelving, ideal for pantry or wine storage.

### Vaulted Cellar Room

15'6" x 11'11" max (4.72m x 3.63m max)

A characterful vaulted space with small uPVC window, offering the potential to convert to further accommodation, subject to any necessary consents.

### Former Coal Cellar and Corridor

Accessed via a connecting corridor, these additional rooms provide further storage and reflect the home's original features.



### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### OUTSIDE

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### 0002 DIRECTIONS:

Leave Brighouse town centre via Halifax Road (A644). Shortly after passing Brighouse Library on the right the property can be identified by the Bramleys for sale board on the right hand side. Off road parking is accessed to the rear via Lister Street.

### TENURE:

Freehold

### COUNCIL TAX BAND:

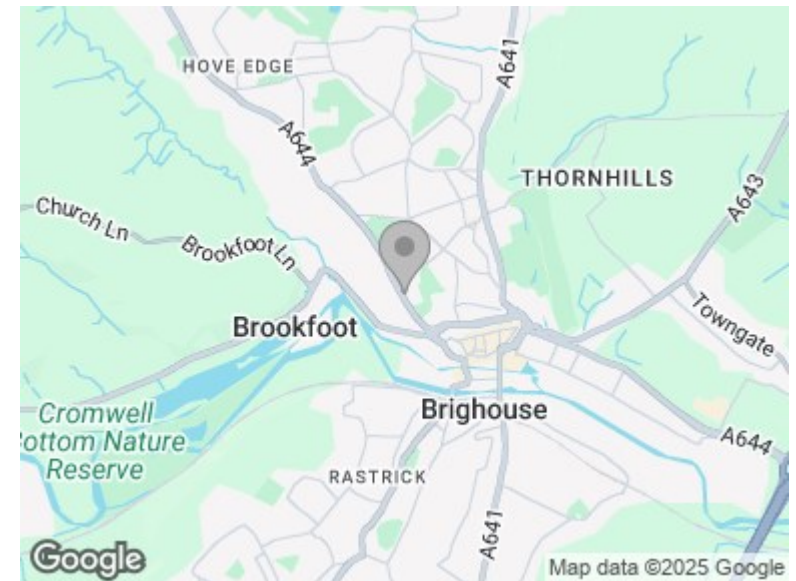
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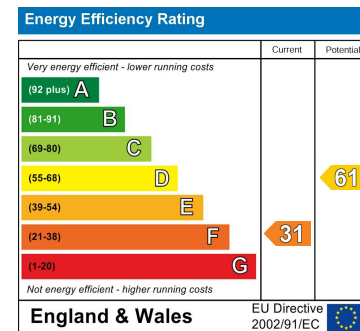




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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