



8 Clough Lane, Brighouse, HD6 3QH  
Asking Price £385,000

**bramleys**



### **\*\*3 DOUBLE BEDROOM FAMILY HOME\*\***

This exceptional and extensively upgraded family home offers beautifully presented and highly versatile accommodation, finished to an impressive contemporary standard throughout. Designed with modern living in mind, the property features a stunning open plan family living/dining kitchen with bi-fold doors, a stylish lounge with media wall, and generous bedroom accommodation including a superb master suite with en-suite facilities and a private balcony. Externally, the property enjoys a generous enclosed rear garden with multiple seating areas, ideal for both family life and entertaining. Well placed for access to the M62 motorway network, the home is ideally positioned for a wide range of amenities within the surrounding towns of Brighouse, Huddersfield and Elland.



## GROUND FLOOR:

### Entrance Hallway

Enter the property via a composite external door into the entrance hallway, which features wood effect flooring throughout, a useful built-in storage cupboard, a contemporary central heating radiator, and two UPVC windows allowing excellent natural light. The hallway is finished with inset ceiling spotlights and provides access to the cloakroom WC.

### Cloakroom WC

Furnished with a modern white low flush WC and twin wash hand basins set within vanity storage. The room is fully tiled to the walls, continues the wood effect flooring, and benefits from a ladder-style heated towel rail, UPVC window, and extractor fan.

### Utility Room

8'3 x 5'11 (2.51m x 1.80m)

Fitted with a range of matching wall and base units with complementary granite working surfaces and an inset 1½ bowl stainless steel undermount sink with side drainer and mixer tap. There is space and plumbing for an automatic washing machine and dishwasher, along with space for a tumble dryer. A cupboard houses the central heating boiler. Finished with tiled splashbacks, wood effect flooring, UPVC window, and inset ceiling spotlights.

### Lounge

12'5 x 10'11 max (3.78m x 3.33m max)

Positioned to the front of the property and featuring a large UPVC bay window, this stylish lounge includes a bespoke media wall with space for a television and a contemporary remote-controlled electric fire offering multiple heat and flame settings. There is a central heating radiator and a range of built-in cupboards and shelving to the alcoves.

### Open Plan Family Living / Dining Kitchen

#### Kitchen Area

12'10 x 9'2 max (3.91m x 2.79m max)

A superb and generously proportioned open plan space ideal for modern family living. The kitchen is fitted with a range of contemporary wall and base units complemented by bespoke Corian worktops and a built-in 1½ bowl sink with spray mixer tap. Integrated appliances include an induction hob with extractor canopy, electric oven, combination microwave oven and grill with warming drawer, built-in wine fridge, integrated fridge freezer, and a full-height larder unit providing excellent storage. Having a uPVC window to the rear.

#### Dining / Family Living Area

17'8 x 13'3 max (5.38m x 4.04m max)

A large breakfast bar offers additional storage and seating, overlooking the rear garden via UPVC bi-fold doors. The space is finished with wood effect flooring throughout, two contemporary central heating radiators, wall panelling to the lounge area with fitted wall-mounted storage, inset ceiling spotlights, and access to a useful under-stairs storage cupboard. UPVC windows to both the dining area further enhance the natural light.

## FIRST FLOOR:

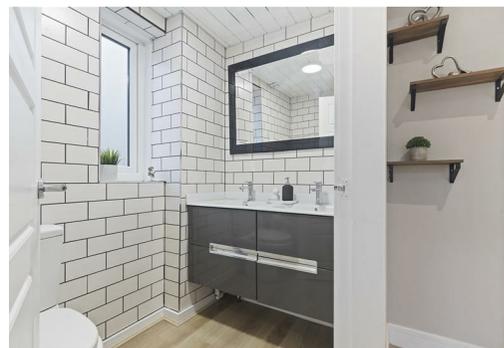
### Landing

A spacious landing area with loft access point, inset ceiling spotlights, contemporary central heating radiator, and ample space to be used as a study area if required.

### Master Bedroom

14'9 x 10'2 max (4.50m x 3.10m max)

A superb master suite featuring built-in wardrobes with sliding mirrored doors, a contemporary upright central heating radiator, UPVC window to the rear elevation, and UPVC sliding patio doors opening onto a delightful paved balcony enjoying views over the rear garden.



## Bedroom 2

13'9 x 13'3 max (4.19m x 4.04m max)

A generously proportioned double bedroom to the front elevation with a large UPVC bay window providing plenty of natural light and a central heating radiator.

## En Suite Shower Room

Furnished with a modern 3 piece white suite comprising a low flush WC and hand wash basin set to built in vanity storage along with a large walk in shower enclosure with thermostatic shower. The walls are part panelled together with a contemporary style radiator, extractor fan and uPVC window.

## Bedroom 3

14'3 x 9'0 max (4.34m x 2.74m max)

Another spacious double bedroom positioned to the front elevation, finished with wall panelling, central heating radiator, and UPVC window.

## Family Bathroom

A generously sized and beautifully finished family bathroom, fully tiled to the walls and furnished with a four-piece white suite comprising a low flush WC, wash hand basin set within vanity storage, a large walk-in double shower enclosure with thermostatic rainfall shower, and a freestanding bath with mixer tap and shower attachment. Additional features include a UPVC window, inset ceiling spotlights, extractor fan, and ladder-style heated towel rail.

## OUTSIDE:

To the front of the property a tarmac driveway provides off road parking alongside the garden area. The generous rear garden features a large paved seating area directly off the dining kitchen, leading to a lawned section and a decked seating area. There is a useful outbuilding and garden pond, with the garden fully enclosed by timber fencing.

## 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.

## DIRECTIONS:

Leave Elland via Southgate, taking the first exit at the roundabout and then turn immediately right on to Dewsbury Road. Continue up the hill, all the way to the junction at the Sun Inn public house. Proceed straight ahead at the traffic lights and the property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band C

## 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.

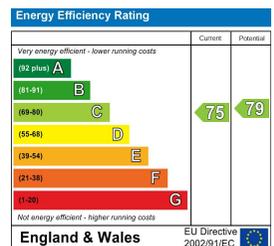


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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:

- 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.
- 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 in situ 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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