



2 Highbury Court, Lower Edge Road, Brighouse, HD6 3LE

£425,000

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## A Rare Gem in a Private Setting – The Perfect Family Home

Tucked away in an exclusive two property development, this exceptional four bedroom detached residence combines privacy, generous space, and timeless charm. Designed with family living in mind, the home features ample driveway parking, a garage, and a substantial enclosed rear garden, ideal for summer entertaining and relaxed outdoor living.

Inside, the thoughtfully designed layout offers flexible and spacious accommodation, including three inviting reception rooms, a sleek modern kitchen, a utility room, and a convenient ground floor WC. Upstairs, four well proportioned bedrooms provide plenty of room for a growing family, with an en suite to the master and a stylish family bathroom completing the picture.

Lovingly maintained and set in a peaceful, sought-after location, this is a rare opportunity to secure a long term home that's ready to be personalised and cherished for years to come.

Energy Rating: TBA



## GROUND FLOOR:

Enter the property through an external door.

### Entrance Hall

With a central heating radiator, understairs storage cupboard and stairs which give access to the first floor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and wash hand basin. There is also a heated towel rail, full tiling to the walls and a uPVC double glazed window.

### Kitchen

9'10" x 9'8" (3.00m x 2.95m)

Having a range of wall, drawer and base units in shaker style, laminated work surfaces and a stainless steel sink with side drainer and mixer tap. There is a central heating radiator and a uPVC double glazed window to the rear elevation. Integral appliances include a 4 ring gas hob with extractor hood over, shoulder level NEF double oven and fridge freezer.

### Utility Room

5'5" x 10'0" (1.65m x 3.05m)

Having base units, a central heating radiator, space and plumbing for a

washing machine, stainless steel sink with side drainer and a uPVC double glazed window. An external door gives access to the rear.

### Dining Room

9'8" x 9'11" (2.95m x 3.02m)

Having a central heating radiator and uPVC double glazed sliding doors into the conservatory.

### Conservatory

11'4" x 8'11" (3.45m x 2.72m)

With a wall mounted heater, uPVC double glazed windows and a set of French doors giving access to the garden.

### Lounge

11'3" x 19'9" (3.43m x 6.02m)

The focal point of the room is a coal effect electric fire which is set into a marble surround, 2 central heating radiators and twin uPVC double glazed windows to the front elevation.

## FIRST FLOOR:

### Landing

With built-in cupboard housing the water cylinder, which supplies only the shower and bathtub. There is also access to the loft via a ceiling hatch.

## Master Bedroom

10'10" x 11'5" (3.30m x 3.48m)

Having useful built-in wardrobes, with shelving and hanging space. This room is also fitted with a central heating radiator, a uPVC double glazed window to the front elevation and access to the en suite shower room.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower with rainwater showerhead. There is a heated towel rail, full tiling to the walls, a built-in storage cupboard and a uPVC double glazed window to the side elevation.

### Bedroom 2

9'11" x 10'3" (3.02m x 3.12m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation, which again provides superb far reaching views.

### Bedroom 3

9'7" x 10'3" (2.92m x 3.12m)

With a central heating radiator and uPVC double glazed windows to the rear elevation which provide far reaching views.



#### Bedroom 4

8'2" x 8'7" (2.49m x 2.62m)

With a central heating radiator and a uPVC double glazed window to the front elevation.

#### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and panelled bath with showerhead attachment and glass shower guard. There is a heated towel rail, full tiling to the walls and a uPVC double glazed window to the side elevation.

#### Garage

17'7" x 9'11" (5.38m x 3.03m)

A single garage offers secure parking or additional storage space and also contains the property's combi boiler, which provides both central heating and hot water.

#### OUTSIDE:

To the front of the property there is a tarmac driveway which leads to the attached garage. There is a well maintained garden with pebbled areas and flowerbeds. To the rear there is a beautiful garden which is predominantly laid to lawn with mature shrubs and decorative borders, patio seating area and flagged path which leads to a further patio seating area.

#### 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 our Elland office travelling down Victoria Road into Southgate. At the roundabout turn left and the immediately right into B6114 Dewsbury Road and follow this road up the hill to the traffic lights at Rastrick. Here, turn left into New Hey Road and follow the road to the mini roundabout. Here turn left into Delf Hill. At the next junction take the left hand fork into Lower Edge Road, proceed round the bend and the entrance to Highbury Court will be found on the left hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

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#### 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.

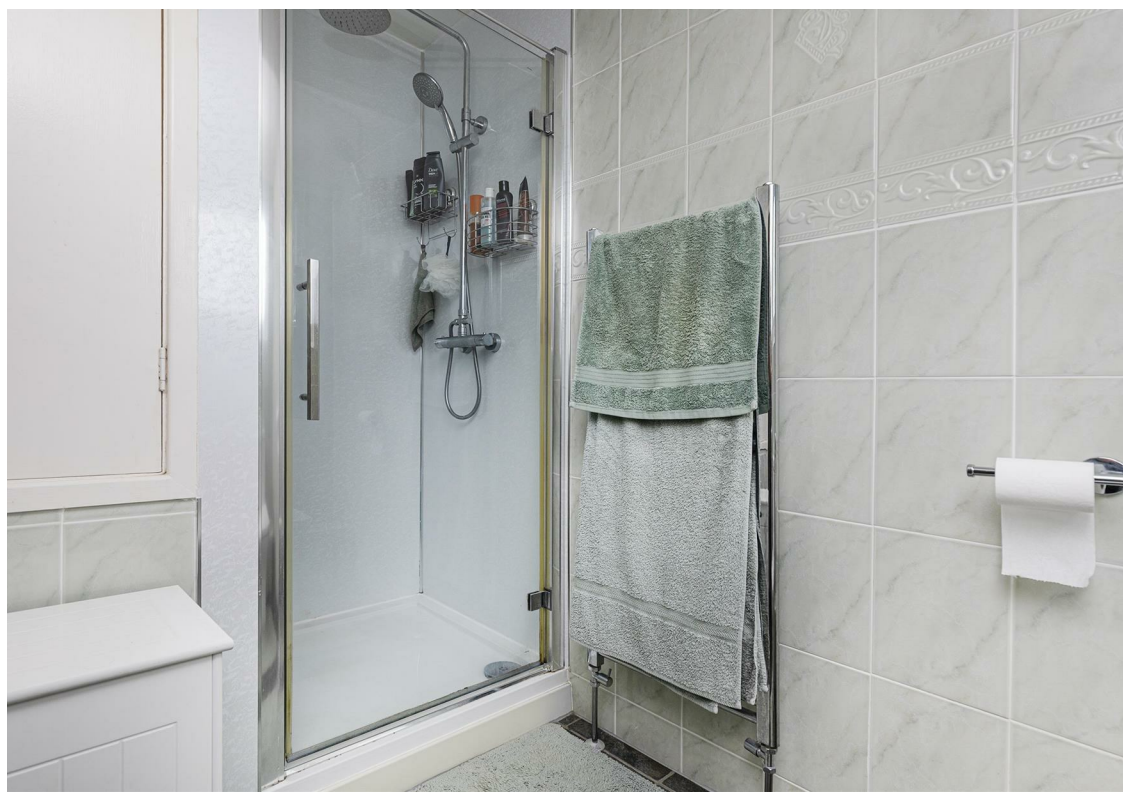
#### ONLINE CONVEYANCING SERVICES:

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.

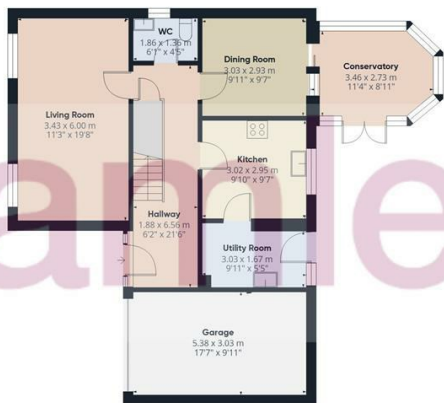
#### VIEWINGS:

Please call our office to book a viewing 01422 374811.





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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
133.6 m<sup>2</sup>  
1439 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### 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

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Huddersfield | Halifax | Elland | Mirfield

