



Sunnyfields Toothill Bank, Brighouse, HD6 3EZ

£450,000

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Occupying a tucked-away position within this well-regarded area, Sunnyfields is a substantial detached residence set within extensive formal gardens. Offering over 2,100 sq. ft. of generously proportioned and versatile 5/6 bedroom accommodation, this flexible home is ideal for large families, multi-generational living or those working from home. The property benefits from multiple reception rooms, stylish bathrooms, a high-spec dining kitchen, and is conveniently placed for the amenities of Brighouse, including shops, well-regarded schools and excellent rail connections to Leeds and Manchester. The generous grounds and private setting make this a rare and exciting opportunity.





GROUND FLOOR:

Entrance Hall

Composite door leads into a spacious hallway with tiled flooring, uPVC rear window, two radiators, understairs cupboard, and staircase to the first floor.

Lounge

26'1 x 10'10, extending to 13'1 into bay (7.95m x 3.30m, extending to 3.99m into bay)

Bright and airy main reception room with solid oak flooring, uPVC bay window overlooking the garden, circular uPVC side window, two radiators, and French doors to:

Conservatory

11'3" x 8'9" (3.43m x 2.67m)

Enjoying views of the garden with French doors to the outside, uPVC glazing and wood-effect flooring.



Dining Kitchen

21'9" x 13'1", extending to 18'0" (6.63m x 3.99m, extending to 5.49m)

Well-appointed kitchen fitted with modern units, contrasting quartz worktops, inset 1½ bowl sink, tiled splashbacks, center island, and under-cupboard lighting. Karndean flooring throughout. Integrated Neff hob with extractor, two Neff ovens with slide and hide doors, dishwasher, and space for an American-style fridge/freezer. Two uPVC windows, bay window to dining area, and composite side access door.

Utility Room

8'6" x 5'0" (2.59m x 1.52m)

Base units, laminate tops, stainless steel sink, tiled splashbacks, space/plumbing for washer and dryer, ceiling spotlights, circular window, and boiler cupboard.





Master Bedroom

11'11" x 12'1" (3.63m x 3.68m)

Double bedroom with garden views via uPVC window, laminate flooring, radiator and access to:

En Suite Shower Room

Fully tiled, with WC, wall-mounted basin, corner shower, towel rail, spotlights, and sealed unit window.

Hobby Room / Bedroom 6

Currently a hobby/music room, but suitable as sixth bedroom or home office. Timber framed single glazed window, laminate flooring, radiator.

Bathroom

Three-piece suite including low flush WC, pedestal basin, and freestanding roll-top bath with shower attachment. Fully tiled with uPVC window, chrome towel radiator, and inset lighting.

FIRST FLOOR:

Landing

Brightened by two Velux windows, wood-effect flooring, inset spotlights, and access to eaves storage.

Bedroom 2

12'7" x 11'0", extending to 17'2" (3.84m x 3.35m, extending to 5.23m)

Spacious double with uPVC gable window, Velux, laminate flooring, eaves storage, and radiator.

En Suite Shower Room

Tiled throughout with WC, basin, corner shower, chrome towel rail, Velux window and spotlights.



Bedroom 3

18'0" max x 10'9" max (5.49m max x 3.28m max)

Another generous double bedroom with uPVC gable window, Velux, inset lights, radiator, and eaves storage.

Bedroom 4

14'4" x 10'10" max (4.37m x 3.30m max)

Generous double with dormer window, radiator, laminate flooring and ceiling lights.

Bedroom 5

7'9" max x 13'0" max (2.36m max x 3.96m max)

Double bedroom with uPVC dormer window, inset spotlights, radiator, and eaves storage.

Family Bathroom

Four-piece suite: WC, pedestal basin, built-in bath, and separate corner shower. Fully tiled with extractor, Velux window, spotlights, and towel rail.

OUTSIDE:

The property occupies a substantial plot with formal landscaped gardens to two sides, featuring well-kept lawns, paved patios, and mature planting that provide both privacy and outdoor enjoyment. A block-paved driveway offers ample parking for several vehicles as well as convenient turning space.

The outdoor space is thoughtfully designed to create a peaceful and private setting, ideal for relaxing, entertaining, or family life—offering a rare combination of generous grounds and a tucked-away location within this sought-after area.



COUNCIL TAX BAND:

Band F

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.

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:

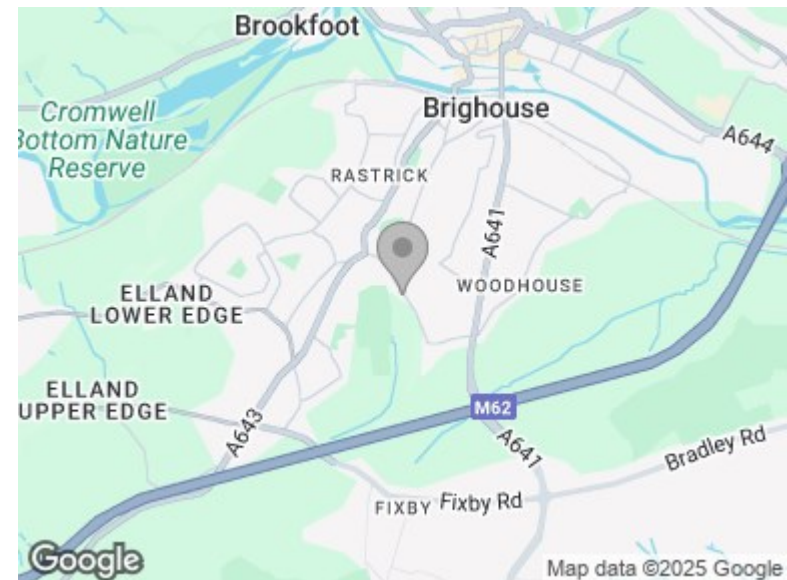
Leave Elland via Dewsbury Road in the direction of Brighouse and continue to the junction by the Sun Inn public house. Turn left into New Hey Road (A643), continue straight ahead to the mini roundabout into Crow Trees Lane and at the next mini roundabout take turn right into Ogden Lane. At the bend turn right onto Toothill Bank and take the first left turning, just before the bowling club. Follow this lane where the property can be located on the right hand side.

TENURE:

Freehold







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) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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