

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Vine Close

Brighouse, HD6 4JS

£600,000



# 11 Vine Close

Clifton, Brighouse, HD6 4JS

£600,000



Located in the desirable area of Vine Close, Clifton, Brighouse, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private space, while also providing the opportunity for versatile use, such as a home office or guest room.

The property boasts a well-designed layout that enhances both functionality and flow. The kitchen is equipped to meet the demands of modern living, providing open plan space which is perfect for entertaining or enjoying family evenings. There are two bathrooms to the first floor, as well as a guest WC to the ground floor. The property benefits from a large driveway providing off-road parking, as well as an integral garage which is conveniently accessible from the kitchen and which provides utility space.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and pubs/ restaurants, making it an excellent choice. The combination of space, comfort, and a prime location makes this detached house a remarkable opportunity for those seeking a new home near Brighouse town centre. Do not miss the chance to make this wonderful property your own - book your viewing today!

## Entrance Hallway

A spacious entrance hall leads in from the front of the home providing access into the kitchen and ground floor accommodation.

## Kitchen

A fully fitted kitchen with light grey base and wall units. A feature central island incorporating a large induction hob, a ceiling mounted extractor fan, a warming drawer, oversized oven and microwave, an integrated fridge freezer. a multifunctional wine cooler which can also operate as a second fridge/ freezer, a Fisher Paykel double dishwasher and a storage cabinet which is used as a coffee station. The kitchen has a seating area around the central island and also leads into the dining room making this flexible space an ideal hub of the home when entertaining guests.

## Dining Room

Stepped down from the kitchen, the dining room provides a welcoming space for formal dining and leads into the Garden room through patio doors.

## Living Room

Overlooking the front of the home with bi-folding doors allowing plenty of natural light into the space, the living room is tastefully decorated with panelling on a feature wall.

## Study

An additional reception room currently utilised as a study but with flexibility for a variety of purposes to suit your needs. The space would be ideal as a play room for children, gaming room or a cinema room.

## Garden Room

Overlooking the rear of the property with doors opening externally, the garden room makes the most of the views over landscaped garden.

## W/C

A ground floor w/c with hand basin.

## Garage

A spacious double garage with plumbing for utilities. Ideal for parking and storage space.

## Bedroom One

A double bedroom with walk in wardrobe space and access to a balcony as well as en-suite facilities.

## En-Suite

A spacious en-suite with walk in shower, hand basin and w/c.

## Bedroom Two

A double bedroom overlooking the front of the home.

## Bedroom Three

A well sized double bedroom overlooking the rear garden.

### Bedroom Four

A well sized double bedroom overlooking the front aspect and views beyond.

### Bedroom Five

A spacious single room with built in wardrobe space.

### Family Bathroom

A four-piece bathroom suite with a walk in shower, bath tub, hand basin and w/c.

### External

The property sits in a large corner plot at the end of a quiet cul-de-sac with a paved driveway to the front leading up to the garage and front door. Mature tropical trees add a point of interest and acts as a screen to give privacy to the patio. To the side of the home is a useful storage shed and at the rear, beautifully landscaped gardens provide a perfect out door retreat with a lawn, patio and terraced flower gardens.

### Directions

For Satnav please use the postcode HD6 4JS

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



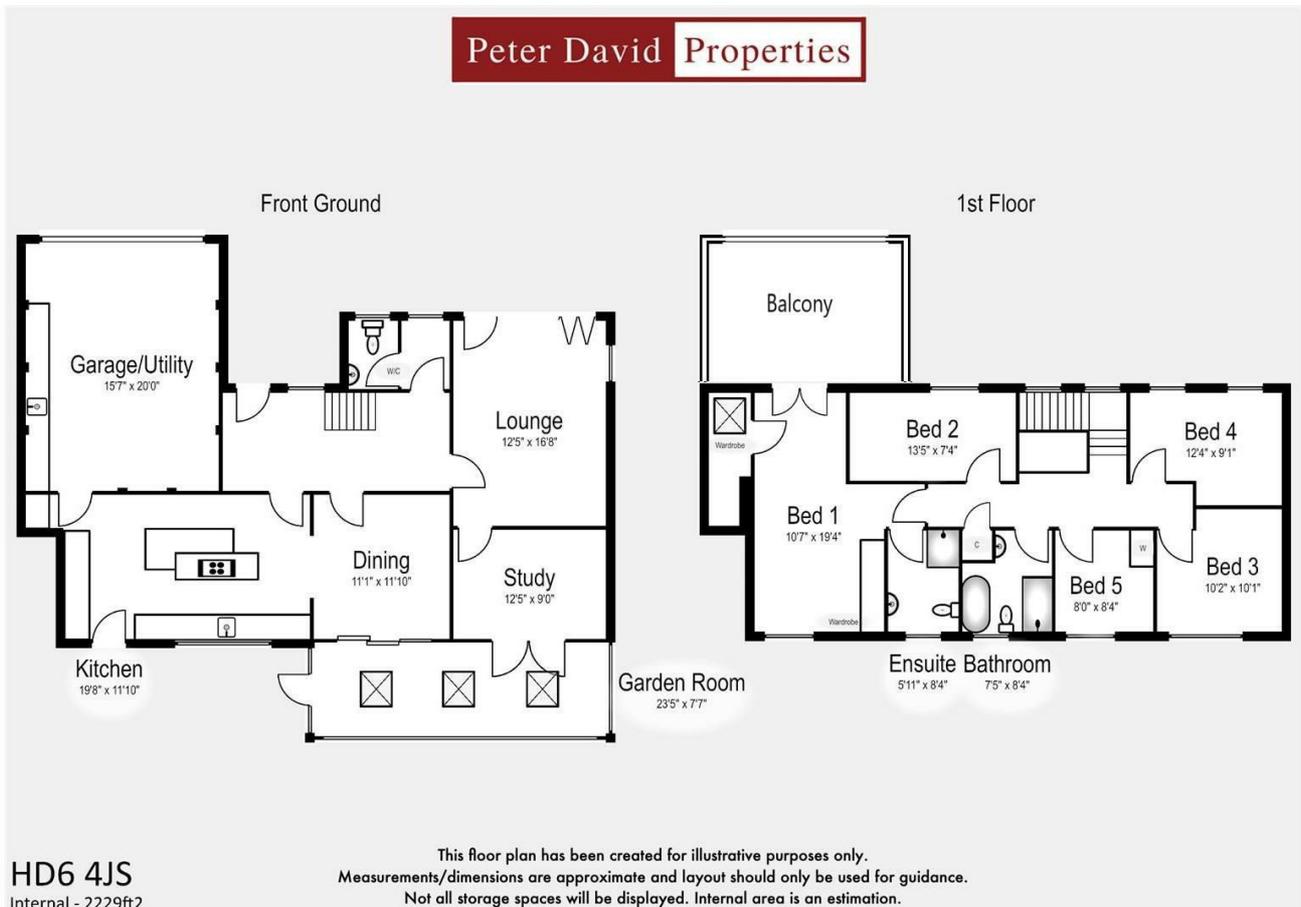
## Hybrid Map



## Terrain Map



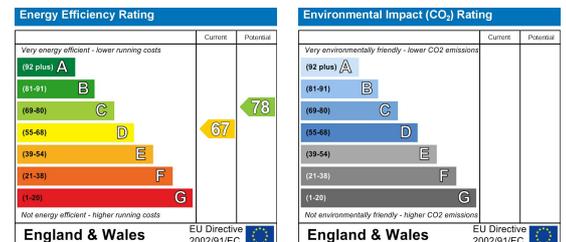
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.