



### 14A Clough Lane

Brighouse, HD6 3QH

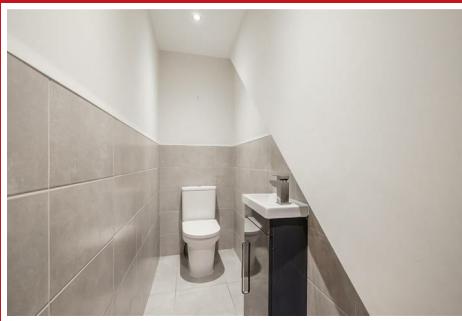
**£1,800 PCM**



# 14A Clough Lane

Rastrick, Brighouse, HD6 3QH

**£1,800 PCM**



A substantial DETACHED property, finished to a HIGH SPECIFICATION throughout. The property is minutes from local amenities, Brighouse town centre and the M62 network, ideal for those commuting to nearby business districts. The property internally comprises: a spacious open plan kitchen dining, a utility room, a ground floor WC, a DUAL ASPECT living room, a ground floor WC, three double bedrooms to the first floor, one of which has an en-suite, a house bathroom, two double bedrooms to the second floor and a bathroom. Externally, the property benefits from a DRIVEWAY providing off-road parking and a detached garage. Viewings recommended.

EPC rating B

Council tax band E

## Entrance Hallway

With a modern composite door. Staircase providing access to the first floor accommodation.

## Kitchen Diner

A spacious open plan kitchen diner, with grey gloss wall and base units with white granite work surfaces. Featuring a breakfast bar and integral appliances, including: a fridge freezer, an oven with a gas hob and overhead extractor fan and a dishwasher. With a spotlight ceiling and a double glazed bay window to the front and double glazed window to the rear.

## Living Room

A dual aspect living room with patio doors to the rear garden.

## Ground Floor WC

With two piece suite comprising of: wash hand basin vanity unit and low level WC. Having an extractor fan, spotlights to the ceiling, complementary tiled walls and tiled flooring.

## Landing

With a useful storage cupboard and double glazed windows to the front and rear.

## Bedroom One

A double bedroom with a window to the front elevation. Access to the en-suite.

## En-suite

With three piece suite comprising of: wash hand basin vanity unit, low level WC and walk in shower. Having an extractor fan, double glazed window to the side, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

## Bedroom Two

A double bedroom with a window to the front elevation.

## Bedroom Three

A double bedroom with a window to the rear elevation.

## Bathroom

With three piece suite comprising of: wash hand basin vanity unit, low level WC and panelled bath with shower attachment. Having an extractor fan, double glazed window to rear, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

## Second Floor Landing

With double glazed window to the rear, central heating radiator and spotlights to the ceiling.

## Bedroom Four

Having a double glazed window to the rear, central heating radiator, under eaves cupboard and spotlights to the ceiling.

## **Bedroom Five**

With a window to the front elevation.

## **Shower Room**

With three piece suite comprising of: wash hand basin vanity unit, low level WC and walk in shower. Having an extractor fan, double glazed window to the rear, towel radiator, spotlights to the ceiling, complementary tiled walls and tiled flooring.

## **Exterior**

There is an open plan lawned garden to the front with paved pathway and blocked paved driveway leading to a detached garage which has an electric door, power and light. To the side and rear, there is a further established garden with mature trees, gated access and a paved pathway.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HD6 3QH



## Road Map



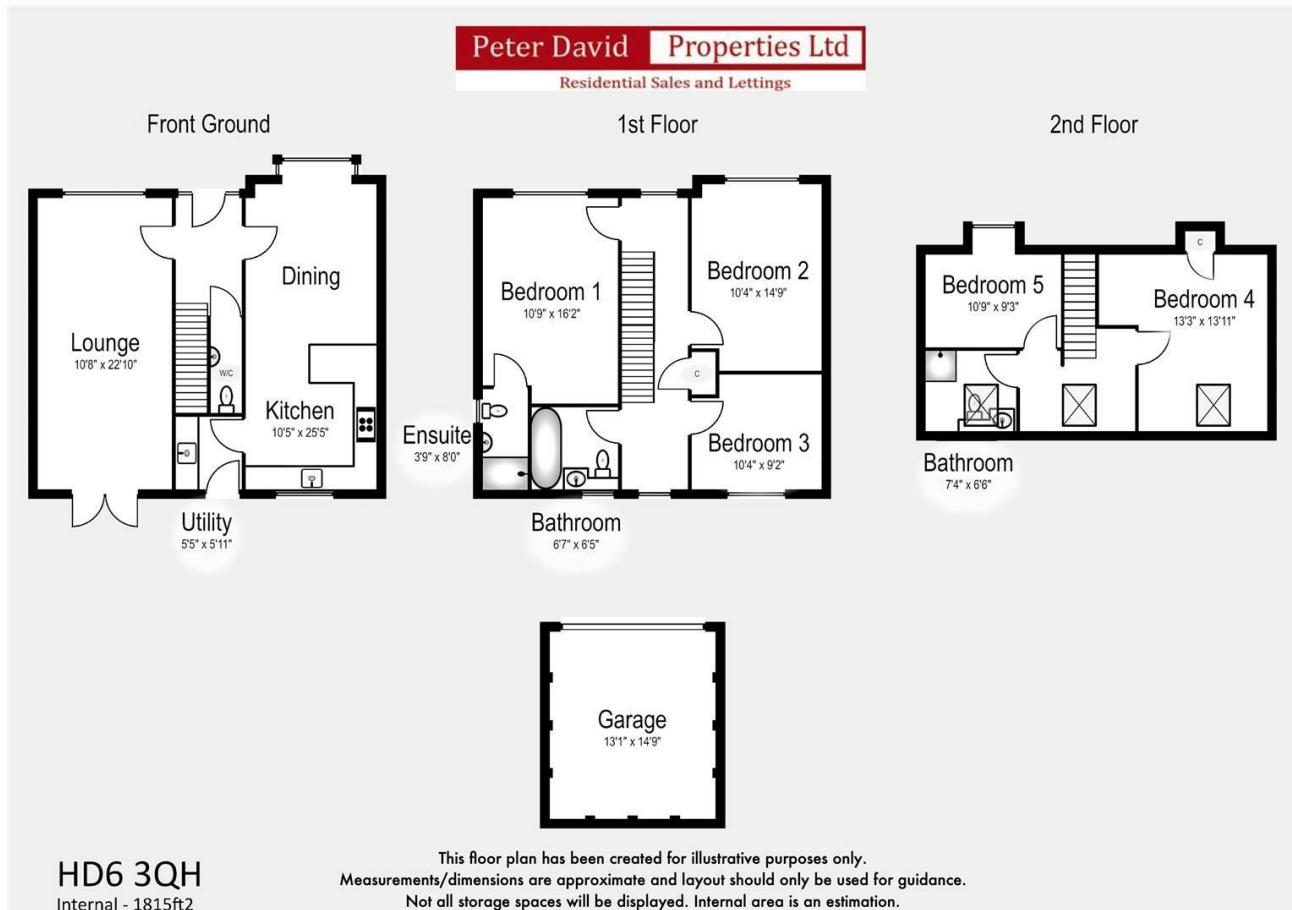
## Hybrid Map



## Terrain Map



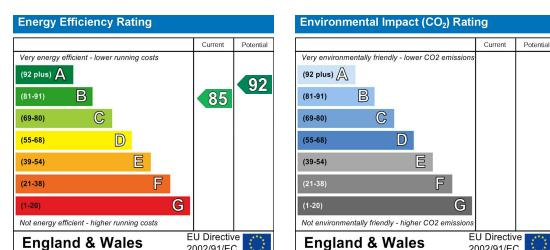
## Floor Plan



## 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



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