



## 22 Highley Park

Brighouse, HD6 4LE

**£560,000**



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Occupying a prominent position yet tucked away on a private, cul-de-sac is in the popular area of Clifton, is this four bedroom detached property, perfect for a growing family and offering spectacular living accommodation throughout. The property has been much loved by its current owner and is beautifully presented throughout. Briefly comprising: an entrance hallway, a downstairs WC, a large living room, a dining room, a kitchen, a utility room and a conservatory to the ground floor. To the first floor accommodation, accessed from the entrance hallway, there are four double bedrooms, an en-suite to the main bedroom and a house bathroom. The property benefits from ample off road parking to suit a teenage family, with a large driveway and a detached garage. The private rear garden is good sized, and has a lawn and a patio. With easy access to the motorway, fantastic schools and local town centres this property ticks every box! Book your viewing today to appreciate all that this property has to offer.

#### Entrance Hallway

A spacious entrance hallway with Karndene flooring leads in from the front of the home providing access to the living room and ground floor accommodation as well as upstairs.

#### Living Room

A dual aspect, spacious living room overlooking the front and rear of the property with French doors leading out onto the rear garden. A light and neutral colour scheme provides a welcoming environment and light grey carpets complement the space perfectly. An open flame gas fireplace provides a unique focal point to the room and wall mounted lighting along with decorative coving provide further points of interest. The room also benefits from electric blinds.

#### Dining Room

With parquet flooring and a contrasting light and neutral colour scheme to the walls and ceiling, the dining room overlooks the garden to the side of the home and provides a formal entertaining space with electric blinds.

#### Kitchen

With light grey base and wall unit providing ample storage space, the kitchen overlooks the rear of the home featuring

electric blinds and has a range style cooker and hob as well as a built in dishwasher. Wooden flooring elevates the space which leads into the conservatory.

#### Utility Room

With grey units, a stainless steel sink and drainer and space for a washing machine, the utility is a practical addition to the home.

#### Conservatory

The conservatory offers pleasant views of the garden, with access to the exterior.

#### Landing

Providing access to all bedrooms. Benefiting from an airing cupboard, loft hatch and window to the rear elevation.

#### Bedroom One

This spacious main bedroom has fitted wardrobes and drawers to two walls, with a large window to the rear aspect and an en-suite shower-room.

#### Shower Room

With a three piece suite, comprising; a WC, a hand basin and a corner shower. With travertine half-tiled walls, a small window, Amtico flooring and a chrome towel rail.

#### Bedroom Two

This large double bedroom has a window to the rear elevation.

#### Bedroom Three

A third double bedroom, complete with integral furniture and with two windows to the front elevation.

#### Bedroom Four

The fourth bedroom is also a double, which could also be used as an office or playroom. Window to the front elevation.

#### House Bathroom

The house bathroom briefly comprises; a WC, a hand basin and a bath with a shower overhead. With part tiled walls, a spotlight ceiling, fitted shelves and a window to the side aspect.

## Garage

Ideal for parking and storage space.

## External

The property benefits from gardens to all sides. To the rear, there is a lawn and patio, with border plants and shrubbery. To the front of the property there is a large driveway, leading to a detached garage - offering plenty of parking.

## Viewings

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

## Directions

For Satnav please use the postcode HD6 4LE.

## 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.

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## Road Map



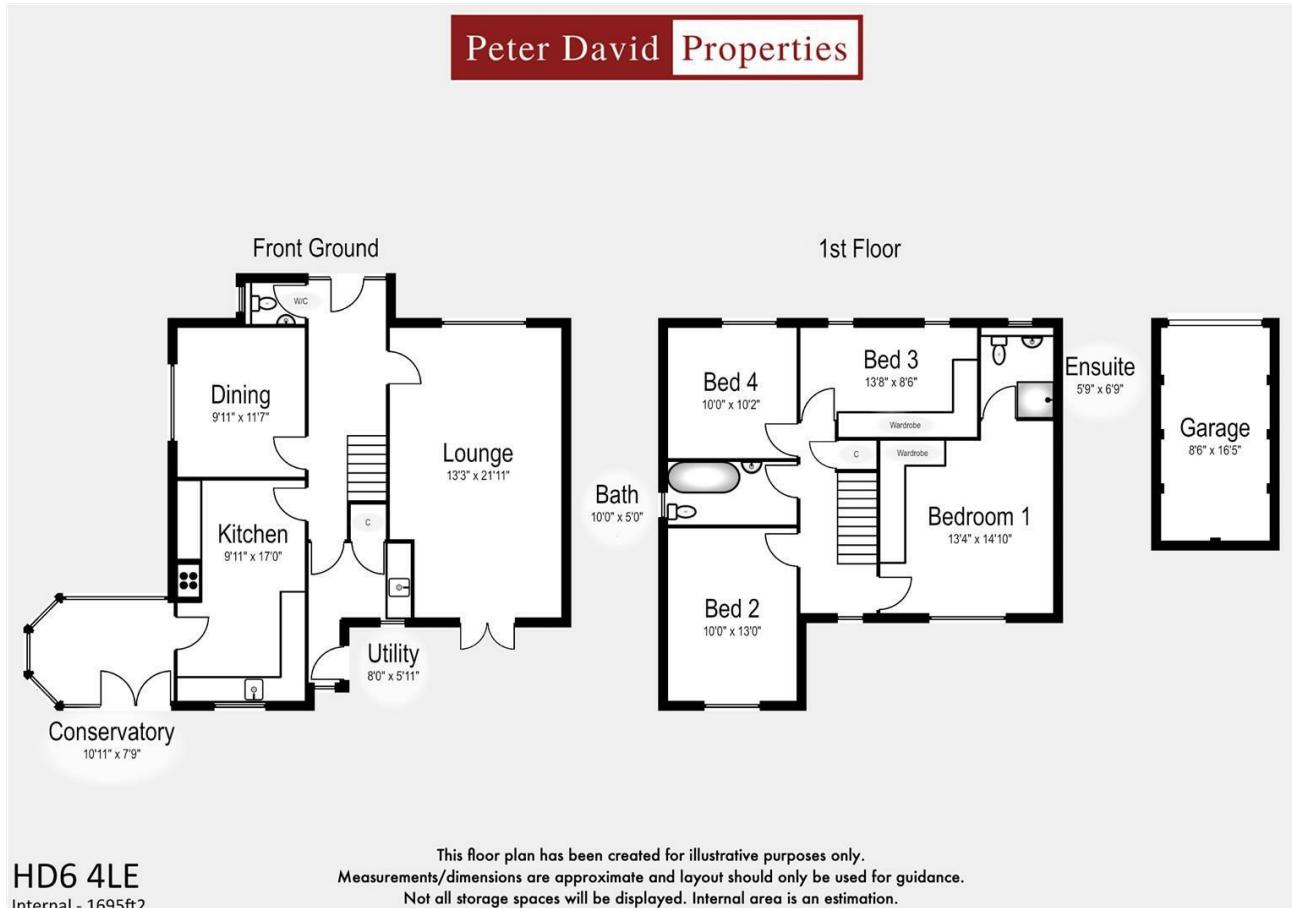
## Hybrid Map



## Terrain Map



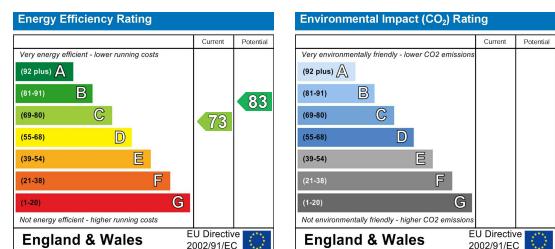
## Floor Plan



## 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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