Peter David Properties Ltd

Residential Sales and Lettings



6 Cannon Hall Close

Brighouse, HD6 4JP

£595,000

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£595,000





An exciting opportunity to purchase a UNIQUE four bedroom DETACHED property occupying a PRIME POSITION on a CUL-DE-SAC in the SOUGHT AFTER residential VILLAGE OF CLIFTON, just a few minutes from the amenities of Brighouse. ALARMED THROUGHOUT, the property is set in an ELEVATED POSITION, enjoying PANORAMIC VIEWS and is within close proximity of The Black Horse Inn Pub, the Armytage Arms and Willow Valley Golf Club. There are HIGHLY DESIRABLE SCHOOLS nearby, including St John's C of E Primary Academy which is Ofsted OUTSTANDING. The property also provides easy access to the nearby cities of Manchester, Leeds and Bradford via the M62 network.

The property has been EXTENDED considerably by the current owners, offering VERSATILE LIVING and an INDIVIDUAL DESIGN. This FLEXIBLE LAYOUT offers the ideal space for extended families, hosting visitors and home-working. Briefly comprising: an entrance hallway, a ground floor guest WC, a living room, a kitchen diner, an open plan, split level living dining, a LUXUROUS MAIN BEDROOM with an EN-SUITE and direct access to the GARDEN ROOM, three further GOOD-SIZED BEDROOMS and a house bathroom.

There is a PRIVATE garden, with direct access from the Garden Room, perfect for relaxing and entertaining guests! Furthermore, there is an INTEGRAL DOUBLE GARAGE and a DRIVEWAY, providing ample off-road parking and the benefit of outdoor lighting.

Given its DESIRABLE and CONVENIENT LOCATION, this property is likely to be popular - book your viewing today!

Entrance Hallway
From the front of the property the entrance hallway has ample cloaks space and has access to the integral double garage and ground floor WC. There is a staircase providing access to the first floor accommodation.

Ground Floor WC
With w/c, hand basin with tiled splashback and under sink vanity storage. There is an electric heater and a window to the side aspect, with obscured textured glass for privacy.

Living Room
This neutrally decorated living room benefits from exposed wooden beams and windows providing an elevated view of the surrounding landscape and plenty of natural light. The focal point is the feature fireplace and there is direct access to the kitchen diner.

Kitchen Diner
The kitchen has wooden wall and base units, black granite work surfaces and integrated appliances. There is a Belfast sink, space for further free-standing appliances and a breakfast bar. Finished with Karndean flooring, the kitchen combines practicality with elegance. Leading to the Garden Room and the open plan Living Dining.

Living Dining
This unique space offers versatile living accommodation, currently used by the owners to provide dining space adjacent to the kitchen and a further living area. The space has a light and airy feel, combining exposed beams with a neutral decor. Windows to the front elevation.

Garden Room
This stunning extension offers the perfect space to relax with a private outlook of the garden. There are bi-fold doors providing direct external access and large velux-style windows providing plenty of light. With a glass-panelled balcony to the main bedroom and a glass balustrade the side entrance.

Bedroom One
This desirable main bedroom offers space and luxury, tucked away and directly accessed from the Garden Room. There are fitted wardrobes to one wall, two windows to the rear garden and the benefit of a Velux window. The bedroom has a neutral colour scheme and access to the en-suite.

En-Suite
A fully tiled en-suite with a three piece suite, comprising: a WC, a hand basin with a vanity unit and a corner shower cubicle. There is a wall-mounted, mirror benefiting from LED lighting and a spotlight ceiling.

Landing
The 'T' shaped landing provides access to the living accommodation and main bedroom to the right, or the other bedrooms and house bathroom to the left.

Bedroom Two
A spacious double bedroom with a large window to the front elevation, occupying impressive views. With ample space for wardrobes and a dressing area.

Bedroom Three
A large third bedroom, overlooking the front of the property and with ample space for wardrobes.

Bedroom Four
A good-sized single bedroom with a window to the rear elevation, overlooking the garden and a loft hatch.

Bathroom
This large bathroom has tiled flooring and part-tiled walls, with a four piece suite, comprising: a WC, a hand basin, a bath with center taps and a walk-in shower. There is a spotlight ceiling and two obscured windows to the rear aspect.

Double Garage
A double integrated garage providing parking and storage space. With a remote controlled door to the front and internal access to the entrance hallway to the property,

External
The property is situated in an elevated position on a cul-de-sac, with a driveway to the front which is surrounded by border plants and which offers off-road parking for three cars. There is a pathway to the side of the property which leads to the rear garden. Astroturf provides a low maintenance rear garden space and then a further upper terrace which is lawned provides views over the top of the property and surrounding landscape, acting as a perfect sun trap. The rear garden is private and well-maintained and there is ambient lighting to the outside of the property, ideal for dark winter evenings or entertaining in summer.

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

Directions
For Satnav please use the postcode HD6 4JP

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



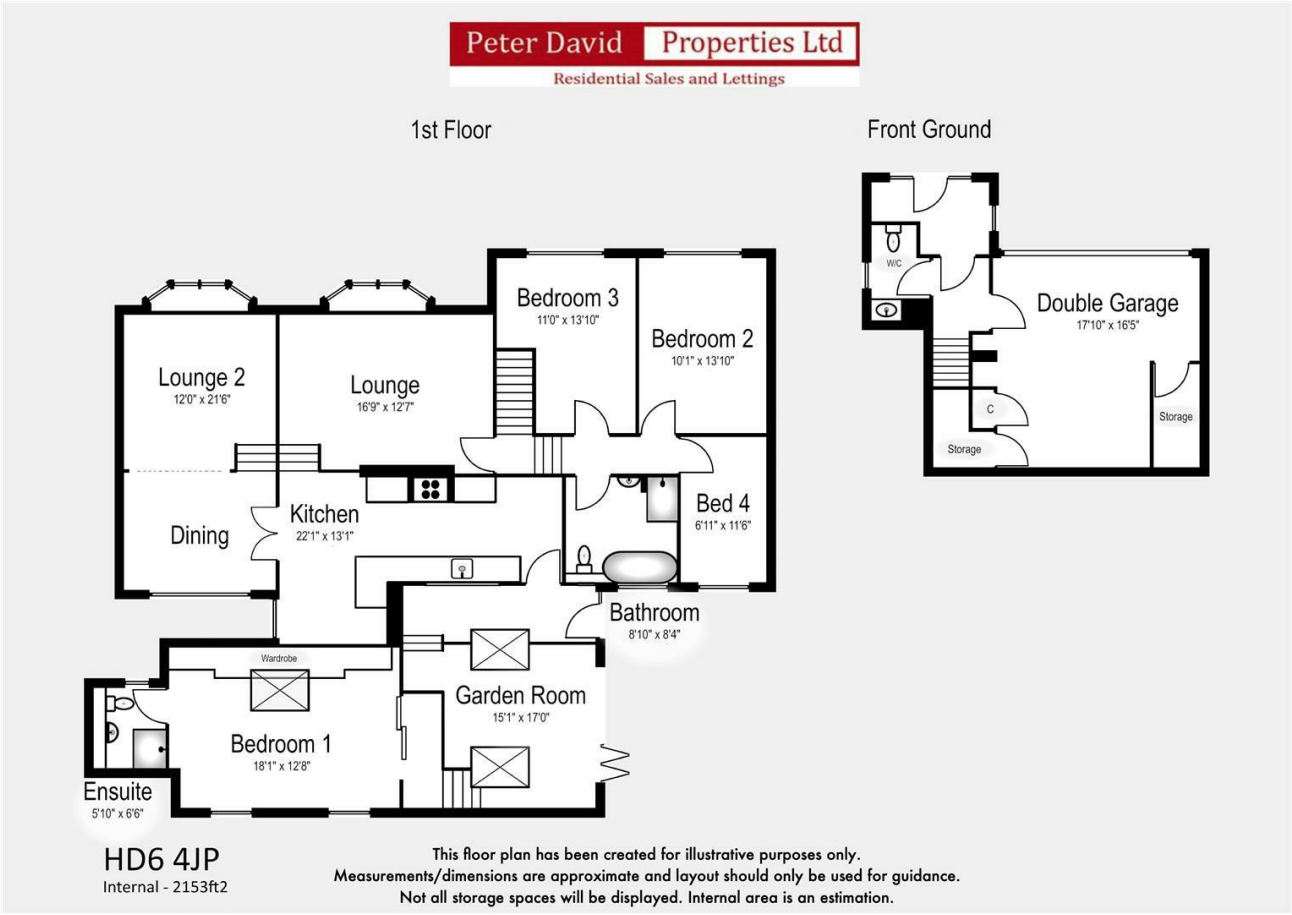
Hybrid Map



Terrain Map



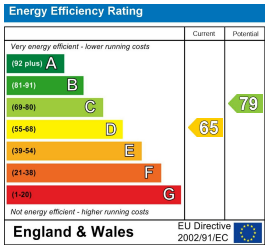
Floor Plan

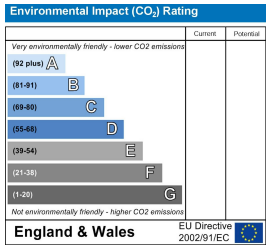


Viewing

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

Energy Efficiency Graph





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