





Woodhouse Lane Brighouse

Offers In Region Of £750,000

YORKSHIRE'S FINEST ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS TRULY EXCEPTIONAL PROPERTY TO THE MARKET. HAVING BEEN FULLY RENOVATED BY THE CURRENT OWNERS, THIS HOME EXUDES THE "WOW" FACTOR AT EVERY TURN. OFFERING FIVE GENEROUSLY SIZED BEDROOMS, A STUNNING OPEN-PLAN KITCHEN, DINING, AND LIVING AREA, AND A SPECTACULAR TERRACE TO THE REAR, THIS PROPERTY SEAMLESSLY BLENDS LUXURY AND COMFORT.

Upon entering, you are welcomed by a spacious entrance hall leading to a stylish shower room, a separate WC, and a convenient utility room. The inner hallway flows effortlessly into the heart of the home, where the open-plan living area takes center stage. This impressive space must be seen to be fully appreciated, featuring a state-of-the-art modern kitchen with a custom-built booth, large sliding doors that open out to the rear garden, and a cozy yet expansive living area illuminated by a striking skylight. Additionally, double doors open into a beautifully appointed living room, complete with a feature fireplace that adds both warmth and character. The ground floor also offers two beautifully presented double bedrooms, one of which includes a chic ensuite, as well as a versatile study room perfect for working from home.



Ascending to the upper floor, you will find three further spacious double bedrooms, including another ensuite. The two main bedrooms are particularly impressive, each with direct access to the large terrace, where breathtaking far-reaching views await.

The outdoor space is equally impressive, with a driveway at the front and an expansive garden to the rear. This beautifully landscaped garden features a pergola and a charming pond, creating a serene retreat for relaxation and entertaining. At the far end of the garden is an incredible outbuilding, complete with a fully functional garden bar-ideal for hosting gatherings and special occasions.

This property offers an exceptional lifestyle opportunity, and a viewing is highly recommended to fully appreciate the luxurious features and unique charm it has to offer. Don't miss your chance to make this dream home your own!

ADDITIONAL INFORMATION

Council Tax: E

EPC: C

Tenure:Freehold

Parking: Off road parking

What3Words: wants.game.move

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Superfast Broadband

Mobile Coverage: 4G - check with your provider

AGENT NOTES

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor

Approx. 162.8 sq. metres (1752.7 sq. feet)



First Floor

Approx. 95.4 sq. metres (1028.4 sq. feet)



Total area: approx. 258.2 sq. metres (2779.1 sq. feet)

















