



## Cawcliffe Lodge, 12 Cawcliffe Road, Brighouse, HD6 2HP

 4  3

**£550,000** Asking Price

Book a viewing: 01484 556030

## Ground Floor

### Entrance Hall

Double pitched pine wood doors provide access into an inner porch with glass panelled doors that open into the entrance hall with reclaimed antique solid wood maple floor, which continues throughout most of the ground floor. There is a storage cupboard built under the wood staircase along with a large feature window to the half landing.

### Cloaks /W.C.

Fully tiled to the walls and fitted with a two piece suite to include a close coupled toilet and pedestal wash basin.

### Study

*1m 60cm (5' 3") x 2m 46cm (8' 1")*

Fitted with an oak workstation and currently bookshelves to the walls, an ideal home office.

### Lounge / Dining Room

*5m 41cm (17' 9") x 8m 79cm (28' 10")*

A stunning room of grand size with cornice to the ceilings. Light and bright having a large bay window to front, a further window with an external French door providing direct access to the rear patio and garden. Additional rear window to dining area. A living flame gas fire with granite hearth and decorative surround creates a focal point, along with free standing cast iron radiators.

### Dining Kitchen

The large living kitchen, although dated, is fully functional and includes integrated appliances. Windows to front, side and rear elevations.

### Integral Garage

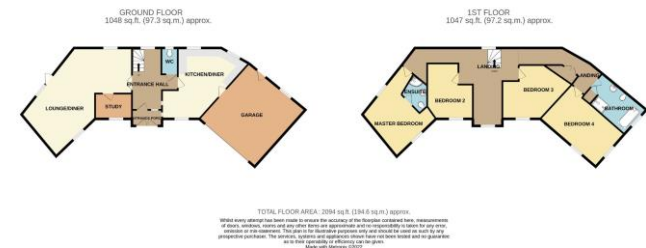
*5m 32cm (17' 5") x 5m 14cm (16' 10")*

An internal door from the kitchen provides access into the double garage which has plumbing and venting for a washing machine and tumble drier, along with the wall mounted boiler. External window and rear door. Sectional electric double door to front elevation.

### First Floor Landing

A true feature of this home is the galleried landing, accessed via the central staircase and opening up into a sitting area with another large feature window. Corridors either side provide access to the various bedrooms.

### Master Bedroom



5m 40cm (17' 9") x 3m 42cm (11' 3")

Benefiting from a range of fitted furniture including wardrobes and overbed storage cabinets. Two dual aspect feature windows.

### **Bedroom 2**

A double bedroom benefiting from a fitted wardrobe with sliding mirror fronted doors.

### **Bedroom 3**

A double bedroom, having a range of fitted wardrobes and furniture.

### **Bedroom 4**

3m 44cm (11' 3") x 3m 30cm (10' 10")

A double bedroom with large bay window and additional window to side.

### **House Bathroom**

A truly luxurious house bathroom fitted with a large Jacuzzi bath, a double quadrant shower cubicle and large vanity cupboard units fitted with an oversized Roca sink, integrated waste bin and a back to wall toilet. Fully tiled walls and floor which incorporates electric underfloor heating.

### **Exterior**

To the front there is ample parking on the large block paved driveway, access to the rear garden is down the side of the property. The rear garden includes rockery, range of mature shrubs, patio seating area and large lawned garden. Enclosed and private, ideal for children to enjoy.

### **Agents Notes**

### **Tenure**

Information obtained from the land registry, the property is: FREEHOLD

### **Council Tax**

According to the local government website the current council tax band is: E

### **Viewings**

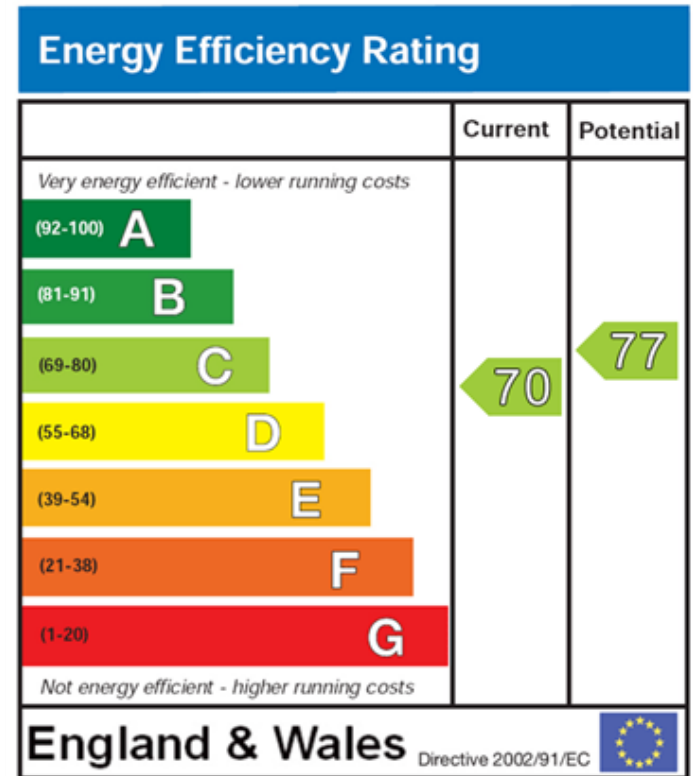
By prior appointment with McField Residential

### **Property Information Questionnaire**

The vendor has completed a property information questionnaire which is available upon request or it can be provided on request.

### **Buyer Identity Checks**





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

#### Buyer Identity Checks

As with all Estate Agents, McField Residential is subject to the Anti Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. This means we are required by law to know our customer and obtain and hold identification and proof of address documents for all customers. Additionally, we are also required to establish whether there are any beneficial owners on whose behalf the transaction or activity is taking place, hence, we would request you to identify anyone who you would consider to be a beneficial owner. Where appropriate, the source or destination of funds may also be requested. Without this information we will be unable to proceed with any work on your behalf. To comply, we charge a one off £15 inclusive of VAT fee for checking all buyers, sellers and beneficiaries, we appreciate your full cooperation.

#### Agent Disclaimer

IMPORTANT NOTICE McField Residential try to provide accurate sales particulars, however, they should not be relied upon as statements of fact nor should it be assumed that the property has all necessary planning, building regulation or other consents. We recommend that all the information is verified by yourselves or your advisers. These particulars do not constitute any part of an offer or contract. McField Residential staff have no authority to make or give any representation or warranty whatsoever in respect of the property. The services, fittings and appliances have not been tested and no warranty can be given as to their condition. Photographs may have been taken with a wide-angle lens, therefore do not represent true size. Plans are for identification purposes only, are not to scale and do not constitute any part of the contract.



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