

# MARSH & MARSH PROPERTIES

19 Clog Sole Road, Brighouse, HD6 2EJ

£495,000



Nestled at the end of the quiet residential street of Clog Sole Road, situated on the side of Calder Valley, is this fantastic four/five bedroomed, detached, property. The front of the property looks like a normal house, but as soon as you realise the truly stunning views and picturesque setting on offer you will immediately fall in love. Overlooking working farms, fields and trees towards Brookfoot and the sweeping and flowing valley all offer an ideal view for the property. The house benefits from a large, south facing and multi-tiered rear garden, offering multiple decked sections, patio areas and flowerbeds creating the ideal place to sit back and relax whilst enjoying the views. To the front of the property is a large tarmac forecourt that offers ample parking for 4 cars. To the side of the forecourt is a detached single garage. The house also features an integral garage for further parking or storage space.

This house is the true meaning of 'TARDIS', feeling much bigger on the inside than the front suggests, with large rooms throughout, all offered with a modern style and décor, presenting the ideal opportunity for a prospective buyer to move in with little to no work required. With its large and spacious living room, well-appointed dining kitchen, utility room, WC, useful office space, cloakroom, ground floor WC, master bedroom (with master suite and dressing area), three bedrooms to the upper floor (one with a large en-suite) and house shower room.

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The property is close to good primary and secondary schools, both within a short walk, and situated in a highly popular residential location which has excellent transport links, owing to the M62 motorway being only a 10-minute drive away. There is also easy access to both Brighouse and Halifax train stations, with cross Pennine connections, as well as easy commuting to Leeds, Halifax, Brighouse and Bradford.

Owing to the fantastic and numerous features on offer with this well presented and spacious four bedroomed detached property, an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a composite door opens into the

#### **HALLWAY**

A charming reception into the property that grants the ideal first impression. With uPVC double glazed frosted windows to the front elevation, matted entrance, two central light fittings and a single radiator.

From the hallway wooden doors open into the

#### **OFFICE**



An excellent addition to the property offering the ideal place as a work from home office, studio or as an additional bedroom should the need arise. With a carpeted floor, uPVC double glazed window to the side elevation and numerous ceiling inset spotlights.

#### **CLOAKROOM**

A useful storage space for coats and shoes to keep the entrance hallway free and clear. With a vinyl

floor, single radiator, central light fitting and a frosted uPVC double glazed window to the front elevation.



To the rear of the cloakroom a wooden door opens into a

#### **WC**

Offering facilities for the ground floor the WC features a vinyl floor, single radiator, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting and extractor fan.

From the hallway a wooden door opens into

#### **BEDROOM 1**





A rather large and spacious master bedroom that offers more than ample space for a king sized bed. The room features a large wall length set of fitted wardrobes providing ample storage space. The room is "L" shaped and to one side has a long dressing area, featuring a fitted dressing table and drawers. The room has two uPVC double glazed windows offering a fantastic view to the rear elevation. With a carpeted floor, a central light fitting and ceiling inset spotlights.

From the master bedroom a wooden door opens into the

#### **EN-SUITE**

A beautifully presented en-suite shower room that

makes excellent use of the space on offer. With a corner shower cubicle, vanity inset washbasin, close coupled toilet, panelled walls, vinyl flooring, ceiling inset spotlights and an extractor fan.



From the hallway carpeted stairs lead down to the

#### **LOWER HALLWAY**

With a vinyl floor and central light fitting. The lower hallway provides access to the rear garden via a composite door.

From the lower hallway wooden doors open into the

#### **LIVING ROOM**





A very large and long living room that offers more than ample space for a suite along with additional furniture. The living room opens out onto the decking at the side of the property from a set of uPVC double glazed French doors. The room also offers natural light from dual aspect uPVC double glazed windows to the side and rear elevations. With a wood laminate floor, under stairs storage cupboard, two sets of central light fittings cornice to ceiling and under floor heating. The living room also has a wooden door that opens into the rear of the kitchen.

#### DINING KITCHEN



A large and long dining kitchen that is well-appointed and laid out to create a highly

functional and well-presented space. The kitchen offers ample space for a large dining room to one side of the room and has a set of laminated work surfaces in an "L" shape to two walls. With an integrated hob, extractor hood, integrated oven, splashback tiling, vinyl floor, uPVC double glazed window to the rear elevation, fitted fridge, fitted freezer, three ceiling central light fittings, under floor heating and an inset sink with stainless steel mixer tap.



To the rear of the dining kitchen a wooden door opens into the

#### UTILITY ROOM

The utility room offers ample additional work

space owing to the wall length set of laminated work surfaces. With a vinyl floor, central light fitting, extractor fan and plumbing for a washing machine.



From the hallway a carpeted staircase leads up to the

#### **LANDING**

With a carpeted floor, cupboard storage space, two central light fittings and a loft access hatch.

From the landing a wooden door opens into

#### **BEDROOM 2**



Another large bedroom, again offering space for a

king sized bed along with additional bedroom furniture. The room features two sets of fitted wardrobes to one side offering additional storage space. This room benefits from one of the best views in the property over the valley to the rear elevation. With a carpeted floor, two central light fittings and single radiator.



From bedroom 2 a wooden door opens into its

#### **EN-SUITE**



A beautifully presented and well laid out en suite shower room, with corner shower cubicle, pedestal washbasin, close coupled toilet, single radiator, wood laminate flooring, frosted uPVC double glazed window to the side elevation,

central light fitting and extractor fan.



light fitting, uPVC double glazed window to the side elevation and single radiator.



From the landing wooden doors open into

#### **BEDROOM 3**



#### **SHOWER ROOM**



A large third bedroom, offering space for a king sized bed along with additional furniture. The room has a set of fitted wardrobes to one side. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and single radiator.

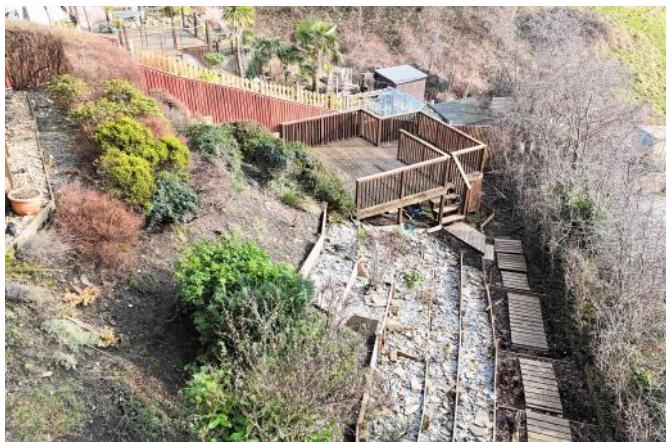
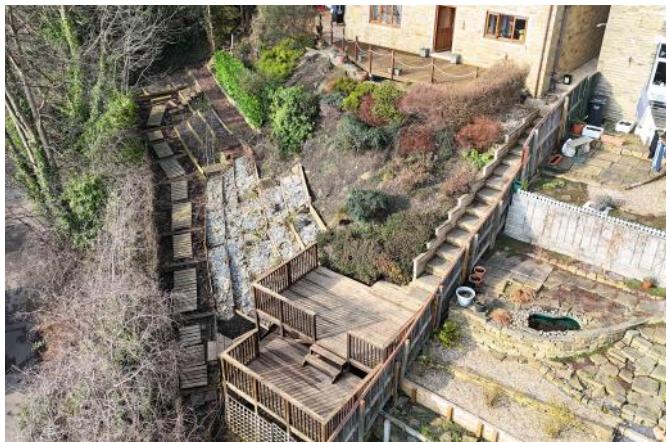
#### **BEDROOM 4**

A similar size to bedroom 3, that also benefits from a set of fitted wardrobes and plenty of space for a king sized bed. With a carpeted floor, central



A stylish and modern shower room, offering a walk-in style shower cubicle with rainfall shower, vanity inset washbasin, frosted uPVC double glazed window to the front elevation, close coupled toilet, stainless steel towel radiator, ceiling inset spotlights, extractor fan, splashback tiling and vinyl flooring.

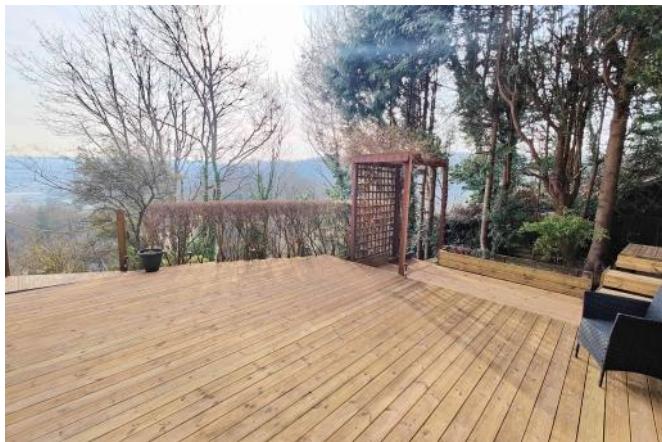
## GARDENS



accommodate. Once you step outside you will be captivated by the views, looking out over the valley, which will immediately make you fall in love with this property.



To the rear of the property are the large, south-facing, multi-tier decked gardens, bordered in between the tiers by flowerbeds and shrubs and all set with the ideal vantage point overlooking the rear views. If you are looking for the ideal place to sit back, relax in a hot tub or whilst having a barbecue this garden will certainly be able to



secure parking space.



The house also features an integral single garage, ideal for a workshop, storage or as additional secure parking. The garage has central strip lights, concrete floor and an electric front door.

#### GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

#### TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### LOCATION

What3words: ///trips.opera.export

Google Plus Code: P653+PRF Brighouse

For sat nav users the postcode is: HD6 2EJ

#### MORTGAGE ADVICE

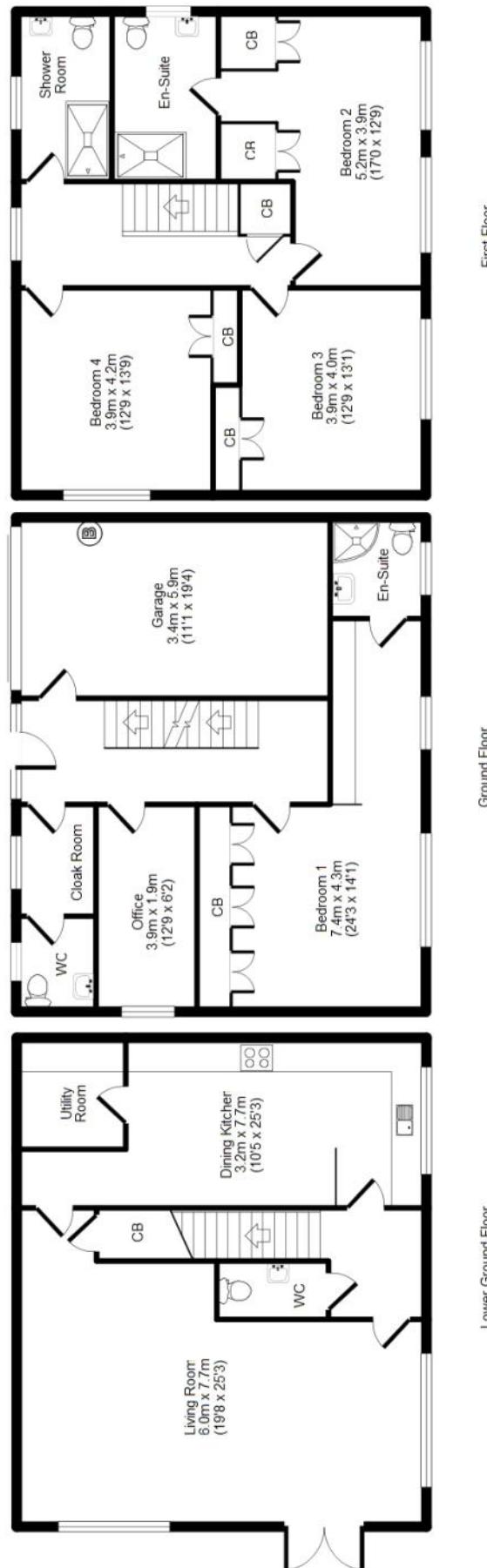
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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#### PARKING & GARAGE

To the front of the property is a tarmac forecourt that offers parking for 3/4 cars. To the side of the forecourt is a single garage offering a further

## 19 Clogg Sole Road, Brighouse, HD6 2EJ



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 213 sq. m / 2286 sq. ft

Ground Floor

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.  
 Floor Plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
 You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
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