



Clough Lane, Brighouse, HD6 3QH

welcome to

Clough Lane, Brighouse

A spacious and elegant five-bedroom detached home in Brighouse, offering two reception rooms, three modern bathrooms, and attractive front and rear gardens, creating an ideal setting for comfortable family living in a desirable location. Sold with vacant possession.



Lounge

10' 3" x 23' 9" (3.12m x 7.24m)

The lounge offers a warm and inviting atmosphere, featuring a soft fitted carpet underfoot and a bright window to the front that fills the space with natural light. To the rear, patio doors open directly onto the garden, creating a seamless connection between indoor comfort and outdoor living.

Kitchen

22' 9" x 10' 8" (6.93m x 3.25m)

A bright, well-equipped kitchen featuring elegant parquet wood flooring and sleek marble work surfaces. It includes two integrated fridge freezers, dishwasher, two electric ovens, integrated coffee machine and combo microwave and separate gas oven. Windows to both the front and rear bring in plenty of natural light along with ceiling spotlights, while a fitted radiator keeps the space comfortable year-round.

Utility Room

5' 1" x 5' 11" (1.55m x 1.80m)

A practical utility room featuring oak doors to the rear, a washing machine and dryer, and direct access to the rear of the property. The layout keeps laundry tasks neatly tucked away while adding valuable everyday convenience.

Landing

A well-lit landing featuring a window, soft carpet flooring, and a useful built-in storage cupboard. The space feels bright and practical with office area and connecting the upper rooms with ease and stairs to the second floor.

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)

A spacious double bedroom featuring a front-facing window, a radiator and a bespoke fitted wardrobe with matching vanity. The layout offers practical storage while keeping the room bright and inviting.

Ensuite

A stylish ensuite featuring a fully tiled, modern matt

black finish with double shower, and a front-facing window that brings in natural light. The space feels contemporary, clean, and well designed.

Bedroom Two

10' 4" x 12' 8" to wardrobe (3.15m x 3.86m to wardrobe)

A well-proportioned second bedroom featuring sliding bespoke fitted wardrobes, a front facing window, soft carpet flooring, and a built-in desk that makes the space ideal for study or work.

Bedroom Three

8' 6" x 10' 3" (2.59m x 3.12m)

A comfortable third bedroom featuring a bespoke fitted wardrobe with matching vanity, soft carpet flooring, a radiator for warmth, and a rear-facing window that brings in natural light.

Second Floor

Bedroom Four

10' 3" x 14' 4" (3.12m x 4.37m)

A generous fourth double bedroom featuring bespoke fitted wardrobes with matching vanity units, a Velux window for natural light, and soft carpet flooring that adds comfort to the space.

Bedroom Five

9' 6" max x 10' 9" (2.90m max x 3.28m)

A bright fifth and final bedroom featuring a front-facing window, fitted storage, and a built-in desk that makes the space practical and versatile.

Bathroom

A modern house bathroom featuring a fully Porcelanosa tiled sleek matte black finish, shower over bath setup, the bath being Italian. A front-facing window brings in natural light, while a heated towel rail completes the space with a practical touch.

Garden

A low maintenance front garden finished with astro turf, offering a clean, tidy look all year round. A secluded rear garden featuring a patio area, well kept planting beds, and an attractive open outlook. The space feels very private, offering a peaceful spot to

relax or entertain.

Garage

A spacious double garage equipped with full power, offering excellent storage, workshop potential, or secure parking.

Agents Note

Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding



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welcome to

Clough Lane, Brighouse

- Five generously sized bedrooms offering excellent family flexibility
- Three modern bathrooms designed for comfort and convenience
- Two spacious reception rooms ideal for entertaining and relaxation
- Attractive front garden providing strong kerb appeal
- Private rear garden perfect for outdoor dining and leisure

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118613 - 0008

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