

Charnock Bates

The Country, Period and Fine Home Specialist



2 The Clough
Jay House Lane, Clifton, HD6 4JH





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Offers Over: £325,000



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Summary Description

Set within this stunning picturesque rural setting 2 The Clough is a delightful four-bedroom cottage which offers the prospective purchasers the opportunity to create a unique family home. Benefiting from well-planned accommodation over two floors along with a south facing garden to the front elevation which enjoys far reaching panoramic views over the countryside along with a paved driveway providing off street parking.

The accommodation briefly comprises lounge, dining room, kitchen and sitting room to the ground floor. Four bedrooms, one benefiting from an ensuite shower room and house bathroom to the first floor.

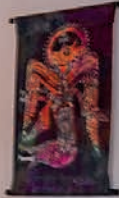
Location

The village of Clifton was recorded in the Domesday Book of 1086 and is a small village situated to the east of Brighouse. The former Kirklees priory is located to the east of the village, comprising of several Grade I listed buildings that are reportedly where Robin Hood is buried.

Ideally positioned for a wide range of local amenities in Brighouse Town centre including an extensive range of high street shops, independent retailers, established restaurants and national supermarket chains including Sainsburys, Tesco and Lidl. The village is also served by two public houses, the Armytage Arms and The Black Horse Inn that's dates back to 17th century, The Grey Ox in nearby Hartshead also offers a traditional public house popular with foodies. The property is in the catchment area of several highly regarded secondary and grammar schools and is a short distance from St. John's C of E primary school which is currently rated outstanding by Ofsted.

Adjoining farmland to the north and east of the village makes the area popular with walkers and cyclists with a number of public footpaths and bridleways ideal for a Sunday stroll. Keen golfers are also well catered for with Willow Valley golf club, Yorkshires largest golf facility with 50 holes of golf, a driving range, bistro and bar a short distance away. Other local family amenities include Brighouse swimming pool and fitness centre. Clifton is extremely well placed having excellent links to Halifax and Huddersfield, along with access to the M62 motorway network with commuter routes to Leeds and Manchester. Brighouse train station provides regular services regionally with connecting services to the national rail network.







General Information

A timber and glazed entrance porch provides access into the entrance vestibule with useful under stair storage cupboard. Leading through to the generous lounge benefiting from exposed beams, window to the front elevation and multifuel stove set within a stone hearth providing an ideal place to relax.

Double doors lead through to the dining room with tiled flooring and bay window to the rear elevation with patio doors. Positioned off the dining room is the kitchen boasting an extensive range of cream shaker style fitted drawer, base and eye level units with contrasting laminate wood effect worksurfaces incorporating a breakfast bar, inset white ceramic sink with mixer tap, two windows to the rear elevation, tiled splashbacks, vinyl wood effect flooring and space for a freestanding fridge/freezer, dishwasher, washer and dryer. Integrated appliances include double electric oven, four ring induction hob with overhead extractor fan.

Completing the ground floor accommodation, an additional sitting room benefits from exposed beams and window to the front elevation with timber window seating area.





An open staircase leads to the first-floor landing accessing four bedrooms and house bathroom. The spacious principal bedroom benefits from a window to the front elevation, exposed beams, and inset ceiling spotlights. A timber door leads through to the ensuite shower room with a three-piece suite comprising; built in vanity unit with inset wash hand basin and WC, walk in shower with tiled splashbacks and frosted window to the front elevation.





Three further double bedrooms are also positioned off the landing which all benefit from windows with far reaching views across neighbouring fields.

The house bathroom benefits from a four-piece suite comprising; bath with mixer tap, walk in shower, wash hand basin and WC. With inset ceiling spotlights, tiled splashbacks, vinyl tile effect flooring and frosted window to the front elevation.



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Externals

A paved driveway to the front of the property provides parking for approximately six cars which leads to a generous south facing lawn area which is bordered by shrubs and trees, ideal for entertaining, barbequing and al-fresco dining whilst enjoying far reaching panoramic views. A useful shed provides storage space. To the rear of the property is an additional garden area which is laid to lawn with a stream.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from mains services except drainage, which is via a septic tank and gas, which is via LPG Gas supply with underground tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold



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Directions

From Halifax Town Centre take the Leeds Road (A58) following the signs for Bradford and Leeds. At Stump Cross traffic lights fork right and continue to Hipperholme crossroads, (the next set of traffic lights). Proceed straight ahead through the traffic lights and turn immediately right along A649 Wakefield Road and towards Bailiff Bridge. After approximately 1.6 miles, at the traffic light junction turn right onto the A641 Bradford Road. Proceed forward until reaching the roundabout taking the second exit. Stay in the left-hand lane following the A643 until reaching a second roundabout. Take the first exit onto Clifton Common. Continue forward onto Highmoor Lane, after a short distance take a left turn onto Jay House Lane. Proceed forward, then take a right turn onto Clough Lane. Continue forward until reaching 2 The Clough as indicated by a Charnock Bates board.

For satellite navigation: **HD6 4JH**

EPC Rating

EER: Current 45 – Potential 86

Local Information

Nearest Station

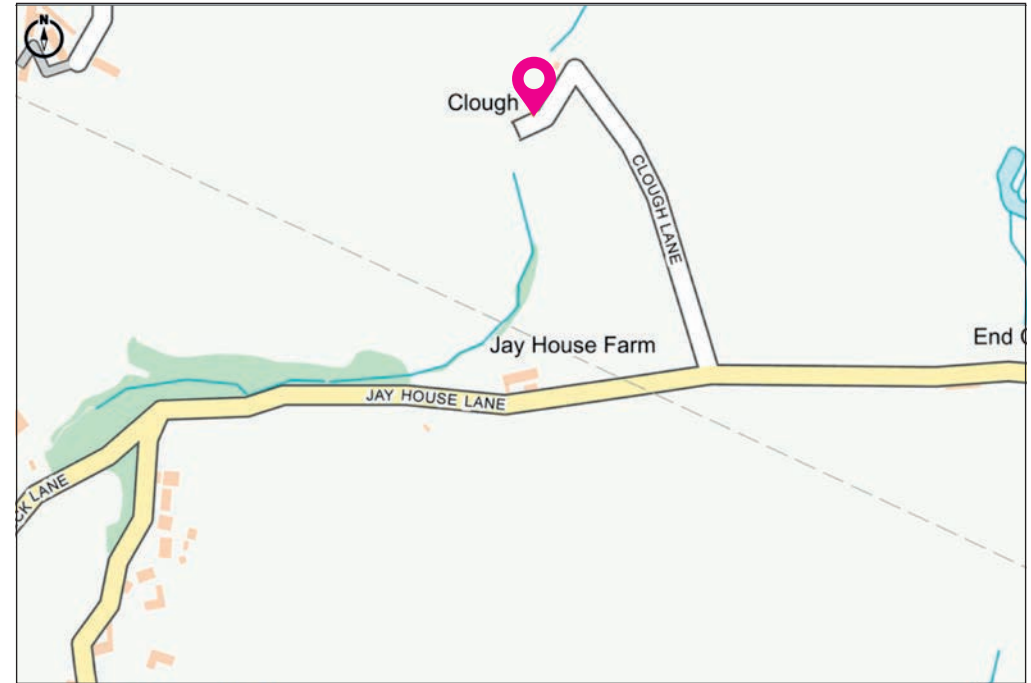
Brighouse	1.8 miles
Huddersfield	5.8 miles

Nearest Schools

St Johns C of E Primary School	1.5 miles
Longroyde Primary School	2.4 miles
Rastrick High School	2.7 miles

Motorway Network

Junction 25, M62	2.9 miles
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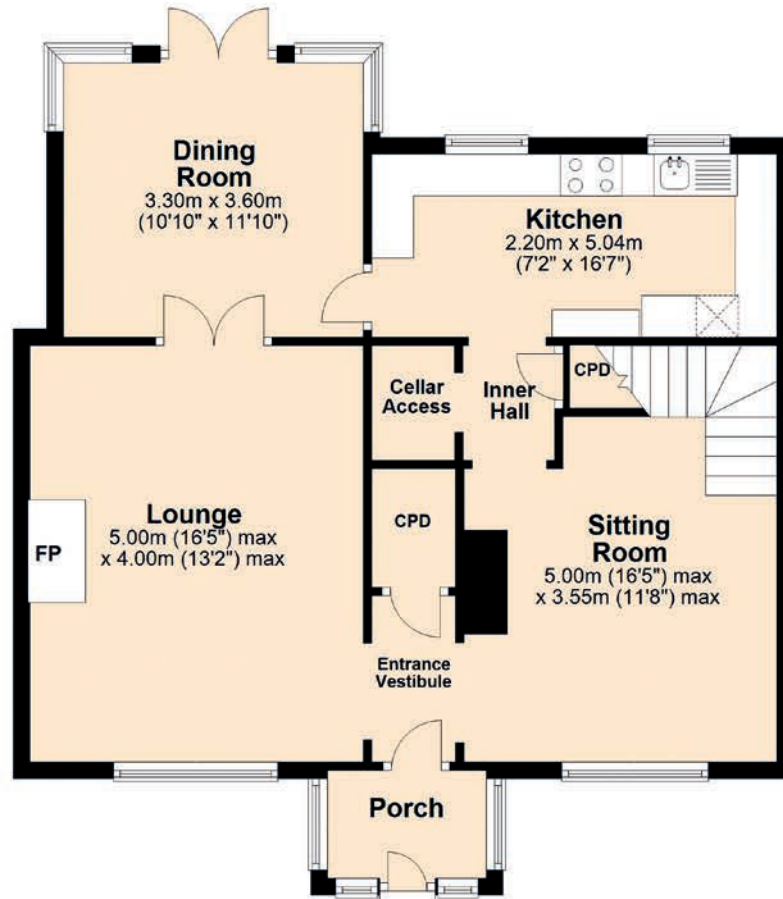


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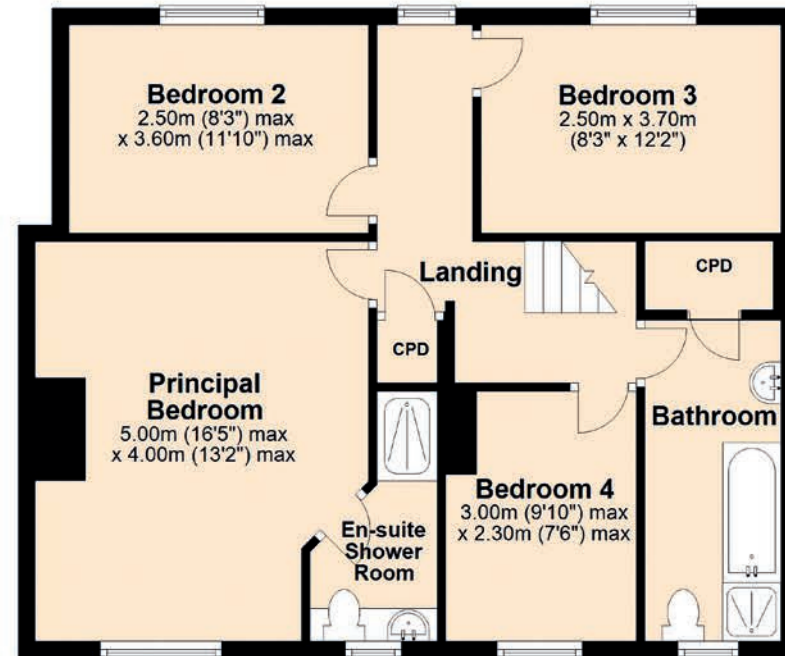


Floor Plans

Ground Floor



First Floor



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