

Peter David Properties

Residential Sales and Lettings

Old Gate House, Old Lane

£435,000



Old Gate House, Old Lane

Description

NO CHAIN Stone built by the current owners in 2005, this substantial detached property offers versatile accommodation which suits a growing family. The property is situated very close to Brighouse centre, excellent schools, Wellholme Park, Brighouse sports centre and local transportation links (the train station, the bus station and the m62 network). Internally comprising: a large entrance hallway with a useful cloaks cupboard, a large living room, an open plan kitchen diner, a large utility room, a downstairs WC, a multi-purpose room (currently used as a beauty room), six double bedrooms, two bathrooms and a large landing providing ample space for a study. Externally, the property has manageable and private gardens, including a patio which is perfect for entertaining, a lawn, a driveway and a detached garage. Internal viewings are recommended to fully appreciate what this property has to offer - book yours today!

Features

- Six bedroom detached property (possibility of seven bedrooms)
- Two bathrooms
- Private driveway and garage
- Close to Brighouse town centre - extremely convenient
- Open plan kitchen diner
- Useful utility adjacent to the kitchen
- Multi-function ground floor room
- EPC - C
- Easy to maintain gardens
- NO CHAIN

Entrance Hallway 4.75m (15'7") x 3.07m (10'1")

With oak flooring and a grand staircase to the first floor accommodation. With a large cloaks cupboard.

Living Room

A large dual aspect living room with a wall mounted gas fire and patio doors to the garden. Oak flooring.

Dining Room 5.21m (17'1") x 3.94m (12'11")

With an open arch to the kitchen diner, the dining room has oak flooring and windows to the front and side.

Kitchen Diner 5.23m (17'2") x 4.01m (13'2")

A large open plan kitchen diner with a central island, wall and base units. With an inset stainless steel sink and drainer, windows to the side and rear and integral appliances including: a large cooker with an 8-ring gas hob, a dishwasher, an overhead extractor fan and space for further goods.

Utility Room 3.89m (12'9") x 3.00m (9'10")

Adjacent to the kitchen, the utility room has wall and base units (matching the kitchen units). With space for free-standing appliances, a window to the rear, an external door and a sink with an electric shower.

Multi-purpose Room 3.07m (10'1") x 2.79m (9'2")

This useful multi-purpose room offers flexible space to suit the needs of the property owner. Currently used as a beauty therapy room, the room could also be used as a snug,

playroom, office or ground floor bedroom.

Downstairs WC 2.03m (6'8") x 1.50m (4'11")

A downstairs WC with a hand basin. Benefiting from a window.

First Floor Landing

The galleried-style landing provides access to all first floor accommodation and has a unique circular feature window to the name of the house 'Old Gate House'.

Bedroom Two 3.84m (12'7") x 3.73m (12'3")

A large double bedroom with a window to the rear garden.

Bathroom 3.58m (11'9") x 3.07m (10'1")

This large bathroom has monochrome flooring, tiled walls and a window to the side aspect. With a four piece suite, comprising: a WC, a hand basin, a bath with center waterfall taps and a shower cubicle. With a wall-mounted heated towel rail.

Bedroom Three 4.14m (13'7") x 2.90m (9'6")

A double bedroom with a window overlooking the rear garden.

Bedroom Four 3.86m (12'8") x 3.43m (11'3")

A double bedroom with two doors (one to the bathroom) and a window to the front elevation.

Master Bedroom 6.20m (20'4") x 3.96m (13'0")

A luxurious double bedroom with access to the walk-in wardrobe and the en-suite. With a window to the front elevation.

Walk-in Wardrobe 2.79m (9'2") x 1.27m (4'2")

A useful walk-in wardrobe.

En-suite 1.88m (6'2") x 1.80m (5'11")

Accessible from the master, the en-suite features: a circular hand basin, a shower and a WC. With fully tiled walls, oak flooring and a wall-mounted chrome towel rail. Window to the rear elevation.

Second Floor Landing 4.44m (14'7") x 4.09m (13'5") Max.

With ample storage space or space for a study.

Bedroom Five 3.96m (13'0") x 3.71m (12'2")

A large bedroom with a velux window.

Bedroom Six 5.36m (17'7") x 3.89m (12'9") Max.

A double bedroom with a window to the side aspect and a velux window.

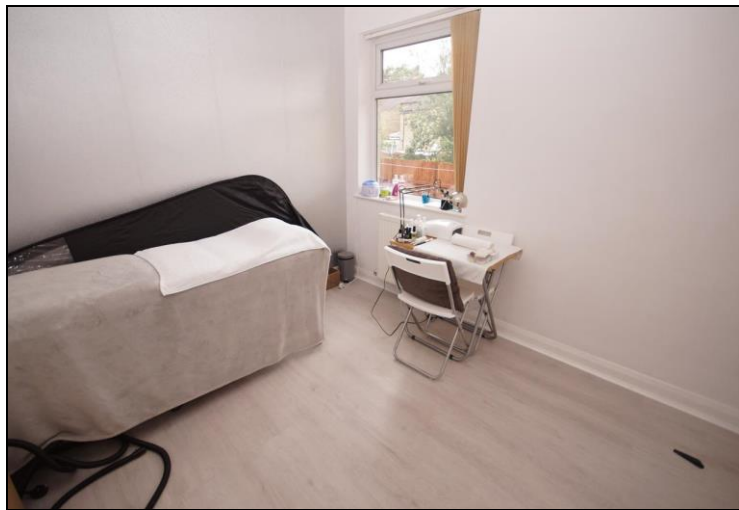
External

To the front of the property there is a driveway providing off-road parking, a detached garage (larger than a single) which has a power and lighting. To the side and rear of the property there are easy to maintain gardens, with a lawn and a patio. There is fencing around the property, making it private and enclosed.

Directions

From Brighouse town centre, take Bradford Rd/A641 and then turn left onto Bonegate Rd. Turn right onto Old Ln and the destination will be on the right.





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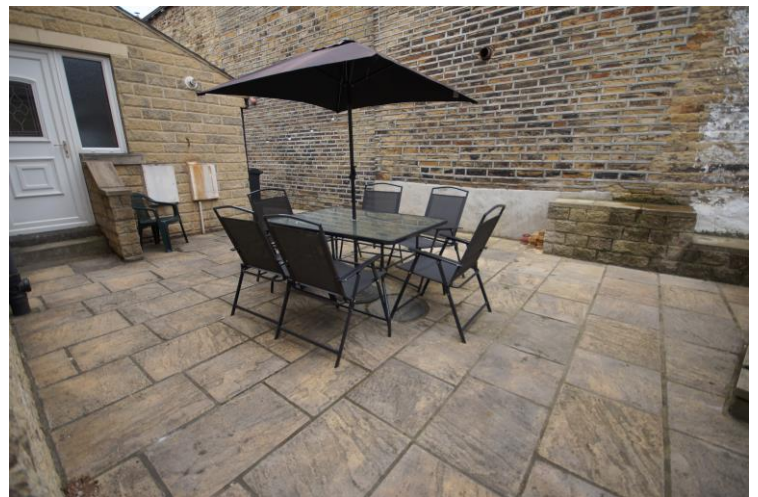
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