

Peter David Properties

Residential Sales and Lettings

Parkroyd, 175 Thornhill Road

£395,000



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Description

A rare opportunity has arisen to purchase this substantial semi-detached property which was built in 1882 and retains many of its original features typical of the Victorian period. The property would make an ideal family home and is close to Ofsted rated good and outstanding schools at primary level and an Ofsted rated good school at secondary level. It is ideally situated on the main bus route to Halifax and Huddersfield town centres and within easy reach of Brighouse town centre, all of the amenities found within and the M62 motorway network. This ideal family home briefly comprises: a large entrance hall, three spacious reception rooms, a kitchen diner, a utility room, a ground floor WC and a large dry keeping cellar. The first floor comprises: three double bedrooms, a good sized singled bedroom and a house bathroom. To the second floor there are two large attic rooms which could be used for multiple purposes. Externally the property further benefits from a shared imposing stone walled entrance leading to the front of the property and the driveway at the side of the property. There is a detached single garage and a stone built terrace of three outbuildings which provide plenty of storage space. There is a small lawn to the side with a bedded border, a block paved courtyard to the rear and a garden to the front. The opportunity to purchase this unique property is not to be missed - contact Peter David Properties today to arrange your viewing!

Features

- Substantial Victorian Period Home
- Four Bedrooms Plus Two Attic Rooms
- Close to Local Schools
- Driveway and Garage
- Popular Residential Location
- Large Cellar
- Views Over Castlefields Golf Club
- EPC: TBC
- Garden
- Easy Access to Brighouse Town Centre

Entrance Hallway

An impressive entrance hallway which provides access to the ground floor accommodation through an external original wooden door.

Ground Floor WC 1.90m (6'3") x 0.99m (3'3")

Comprising: WC, pedestal sink with a tiled splashback and an obscured window to the rear.

Dining Room 4.24m (13'11") x 5.82m (19'1")

A large dining room with an electric fire with a marble surround and wooden mantle piece. With a bay window to the front aspect.

Living Room 5.56m (18'3") x 4.22m (13'10")

A large living room with an electric fire with a marble surround and a window to the front aspect.

Snug 4.19m (13'9") x 4.24m (13'11") MAX

A third reception room with useful built in storage and a window to the rear aspect. The Viessmann boiler is housed in this room.

Kitchen Diner 6.38m (20'11") x 3.89m (12'9") MAX

A 'L' shaped kitchen diner with matching wall and base units, a tiled splashback, a tiled floor in the kitchen area and a wood floor in the dining area. Comprising: inset stainless steel sink and drainer, electric range style cooker, six ring gas hob, integrated fridge, extractor fan and space and plumbing for a washing machine. With space to dine, dual aspect windows to the side and rear and an additional skylight at the rear. The kitchen provides access to the utility room.

Utility Room 2.74m (9'0") x 1.80m (5'11")

External PVCu door leading into a useful utility room which has matching wall and base units, aquaboarding splashback and tiled floor. Comprising: inset sink and drainer and space and plumbing for a washing machine. With a window to the side aspect and an electric heater.

Cellar

A large dry keeping cellar with lighting and power and windows to the original meat safe. The entrance area to the cellar measures 13'3" x 5'9" and the main room of the cellar measures 13'0" x 12'11".

Landing 2.95m (9'8") x 5.89m (19'4") MAX

Providing access to the first floor accommodation and with a window to the rear elevation.

Master Bedroom 4.09m (13'5") x 4.09m (13'5")

A spacious double bedroom with a window to the front elevation.

Bedroom Two 4.62m (15'2") x 4.22m (13'10") MAX

A second large double bedroom with a built in storage cupboard and a window to the front elevation.

Bedroom Three 4.22m (13'10") x 4.22m (13'10")

A third double bedroom with and electric fire and built in storage. With a window to the rear elevation.

Bedroom Four 4.34m (14'3") x 2.16m (7'1")

A good sized bedroom with dual aspect windows to the side and rear elevations. This bedroom would make an ideal study.

Bathroom 4.09m (13'5") x 1.73m (5'8")

The partially tiled bathroom comprises: a bath, a shower cubicle, a pedestal sink, a bidet and WC. Also benefiting from a built in storage cupboard, a heated towel rail and dual aspect obscured windows to the front and side elevations. With a loft hatch.

Attic Room 5.56m (18'3") x 4.17m (13'8")

A spacious room ideal for multiple purposes with a window to the front elevation.

Second Attic Room 4.22m (13'10") x 4.14m (13'7") MAX

A second attic room, accessed through the first attic room, with built in storage and a window to the rear elevation.

External

Externally the property benefits from a driveway and a

single garage. There is a block paved courtyard to the rear, a small lawn to the side with bedded borders and a rockery to the front. In the rear courtyard there is a terrace of three stone built outbuildings which provide further storage space.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

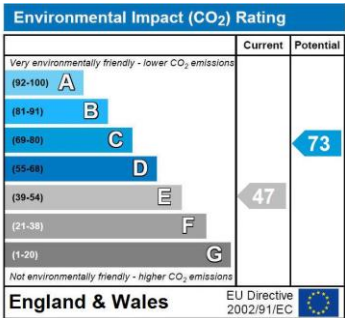
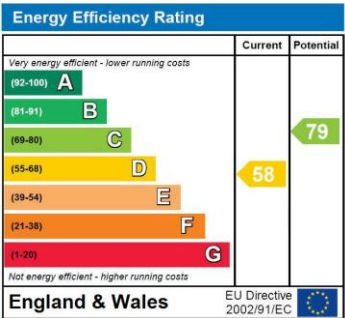
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

From Brighouse:
Head west on Briggate/A643 towards Croft St
Continue to follow A643
At the roundabout, take the 2nd exit onto Bramston St/A643
Continue to follow A643
Destination will be on the left
Parkroyd, 175 Thornhill Road, HD6 3HL

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