WS

RESIDENTIAL







83 Toothill Bank

Brighouse, HD6 3SF

Offers Around £369,995 Freehold

4 2 1





Elevated from the roadside with far-reaching views towards Carr Green, this chalet-style detached home on Toothill Bank, Brighouse offers an excellent blend of comfort and style. Boasting four spacious bedrooms and two well-appointed bathrooms, the property is ideally suited to family living. A dual-aspect reception room enjoys an abundance of natural light alongside the impressive outlook.

The low-maintenance, tiered rear garden is a particular highlight, featuring a wonderful variety of mature plants and flowers, including palm trees, creating a peaceful outdoor retreat. Further benefits include a driveway, garage, and a position within this highly sought-after residential area.

Location

Toothill Bank can be accessed from the A641 / Huddersfield Road via Toothill Lane, and leads down to the junction of Ogden Lane and Rastrick Common. Rastrick Bowling & Social Club is nearby, and there is a convenience store. Brighouse town centre and railway station, are within easy reach, being approximately 1 mile away.

Accommodation

A uPVC and glazed entrance door opens into a welcoming entrance vestibule with tiled flooring, a skylight, and double doors leading into the inner hallway. Light and airy, the hallway is open to the eaves and features an open staircase with wooden and glazed balustrade, radiator cover, and wood flooring. The dual-aspect lounge is a spacious reception room enjoying far-reaching views to the front elevation. The focal point of the room is an electric fire set within an attractive surround.

The kitchen is fitted with an excellent range of base, wall, and drawer units incorporating corner carousel storage, complemented by wood-effect worktops with an inset 1½ bowl sink, drainer, and flexi-hose mixer tap. Integrated appliances include a four-ring gas hob with extractor hood over, electric oven, and fridge freezer. The room also benefits from tiled splashbacks and tiled flooring which continues through to the rear porch, where a uPVC and glazed door provides access to the rear garden. A useful storage cupboard houses the boiler and leads through to the utility room, which offers tiled flooring, a rear-facing window, plumbing for a washing machine, space for a tumble dryer, wall-mounted units, and fitted worktops.

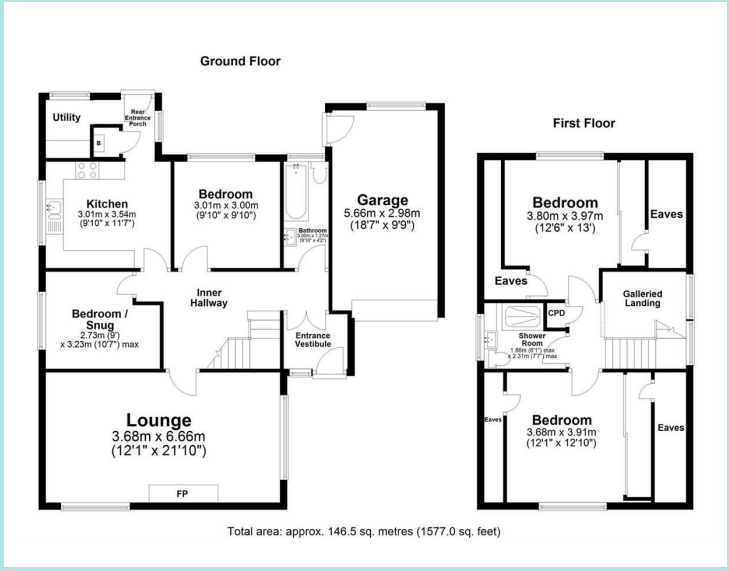
There are two ground floor bedrooms, a double with a window to the rear elevation, and a slightly smaller room with a side-facing window and wood efect flooring which is currently utilised as a snug. The ground floor bathroom is fitted with a three-piece white suite comprising a bath with waterfall mixer tap and handheld shower attachment, low flush WC, and wash hand basin set within a vanity unit with waterfall tap. The room is finished with tiled walls and flooring, a vertical radiator, and fitted mirrored cabinet.

To the first floor, twin windows provide natural light to the small galleried landing, which also benefits from a useful fitted storage cupboard. There are two further double bedrooms, positioned to the front and rear respectively, both featuring fitted wardrobes with sliding mirrored doors and access to eaves storage.

Completing the accommodation is the first floor shower room, fitted with a white suite comprising wash hand basin and WC set within a vanity unit with storage, together with a walk-in shower featuring a rainfall shower head, handheld attachment, and glazed screen. The room is fully tiled and further benefits from uPVC panelling to the ceiling, recessed spotlights, and a vertical radiator.

Externally, steps rise from the roadside to a patio area adjacent to the front entrance. A sloping driveway leads to the attached garage, which is fitted with an up-and-over door, rear window, and pedestrian access door to the garden. The front garden is predominantly laid to lawn with mature trees and pathways provide access around the property. The low-maintenance rear garden enjoys paved and decked seating areas together with a wonderful variety of mature plants, shrubs, and trees. To the side of the property there is an outside tap and additional mature planted borders.





Council tax band: E
EPC rating: E
Ground rent: N/A
Service charge: N/A

ws-residential.co.uk 01484 711200

RESIDENTIAL

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.