



2 Highley Park, Clifton, Brighouse, West Yorkshire, HD6 4LE
Asking Price: £560,000

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BEAUTIFUL FAMILY HOME.

Signature Homes by Robert Watts offer for sale this impressive Detached located in the sought after village of Clifton. A rural village setting within minutes of the open countryside, yet close to local amenities including St John's Primary School, Willow valley Golf club and Clifton Rangers football club. Great motor way connections and close to Brighouse town centre with it's many bars and restaurants.

The property offers spacious and flexible accommodation throughout. Enjoying gardens to the front and rear, large driveway provides off road parking and also having a single garage. VIEWING HIGHLY RECOMMENDED!



Internal Hall

Shower Room/ Wet Room 11' x 5'11" (3.35m x 1.8m)
Bespoke fully equipped wet room on the ground floor.

Lounge 21' x 13' (6.4m x 3.96m)
Upvc French doors

Kitchen/ Family Room 21' x 13' (6.4m x 3.96m)
Super open plan Kitchen / Family Room that is the focal point of the house.. The kitchen area comprises of wall, base and drawer units, composite worktops and matching splash back, electric double oven with

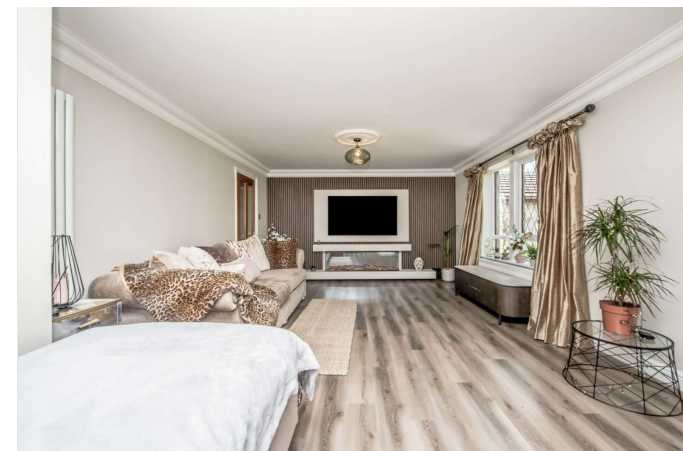
five ring gas hob and hotplate and overhead extra fan. Integrated fridge freezer and dishwasher.

Landing

Master Bedroom 1 14'10" x 13' Max (4.52m x 3.96m Max)
Good sized Master Bedroom with fitted wardrobes and furniture.

En Suite Wet Room 7' x 6' (2.13m x 1.83m)
Impressive Wet room with "walk in" shower enclosure. Fully tiled walls and flooring.

Bedroom 2 11'10" x 8' (3.6m x 2.44m)







Bedroom 3 10'10" x 9'11" (3.3m x 3.02m)

Bedroom 4 9' x 5' (2.74m x 1.52m)

Bathroom 10' x 5' (3.05m x 1.52m)

Modern bathroom suite with tiled flooring, large wash hand basin with under storage, low flush Geberit wall mounted WC.

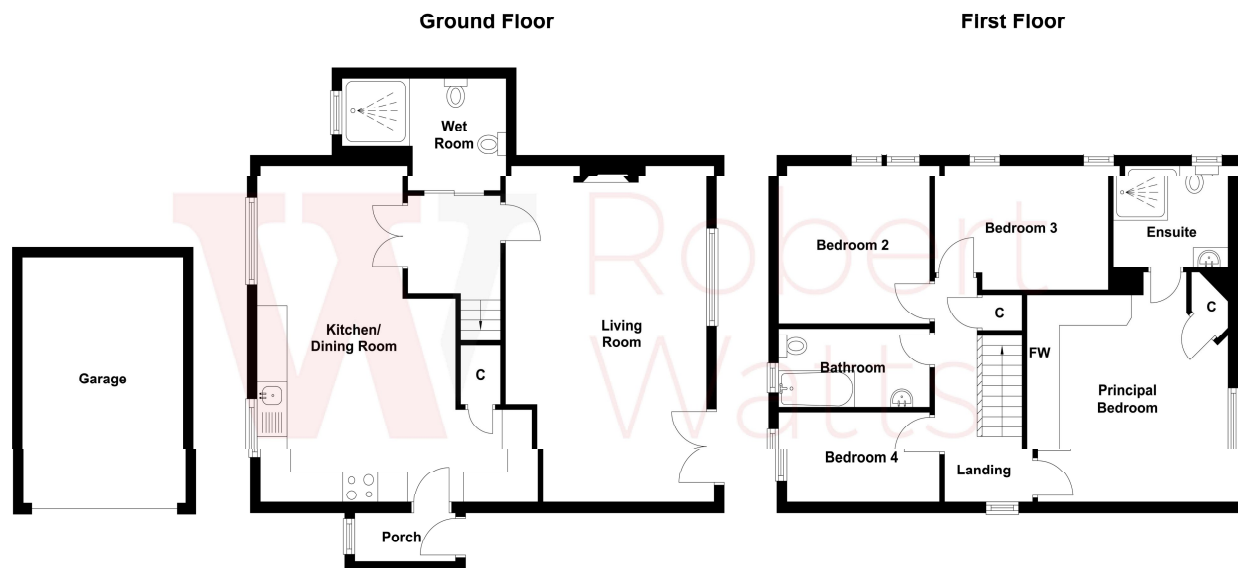
Outside Externally the property has a driveway for up several cars with garage. A gated entrance gains access to a private lawned area to the rear bordered with mature trees, shrubs and strategically placed flower beds. This area is partially paved providing the ideal space for entertaining, barbecuing and al-fresco dining. A further lawned area to the front of the property completes the externals.

Please Note Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.





AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Robert Watts