



The Sycamores

BRIGHOUSE



The Sycamores

BRIGHOUSE

“The view from the balcony is one of the most tranquil spots in the home - we love watching the change in seasons and the birds sitting through the sycamore trees.”

With accommodation over three levels, The Sycamores is a true gem which despite first appearances offers deceptively spacious family living with stunning views. Situated in the sought-after Rastrick area of Brighouse, the detached home perfectly balances comfort, practicality and style.





Come On In...

As you approach, you're greeted by ample off-road parking and a double garage. Before entering the home, you're met by perfectly positioned decking which takes advantage of the south-easterly aspect, offering a sheltered spot to enjoy the warmth of the sun. Step through the front door into an entrance hallway where the journey through this unique home begins.



“The kitchen and dining room are the heart of the home - perfect for family meals and celebrations.”

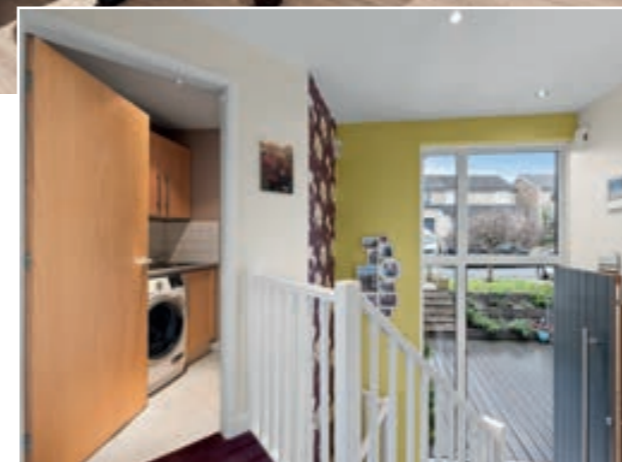


Open Plan Living...

From the entrance hall, climb the half stairs to the upper mezzanine level where through double doors you're greeted by an open plan breakfast kitchen and dining room which overlooks the living room below and takes in the stunning views through double height windows that scale the rear of the home.

The breakfast kitchen with its Velux roof lights is a bright, airy space with a thoughtful layout. Equipped with a range of wall and base units, sleek worktops, hot water tap and integrated appliances, including an induction hob, electric oven, dishwasher and fridge-freezer, it's a kitchen designed for both practicality and style.

The adjoining dining area ensures that the entire space seamlessly blends together creating a practical open plan space filled with natural light.



Practical Spaces...

Off the landing is a versatile room that could be used as a fifth bedroom but is currently a study, perfect for those who work from home or need a quiet retreat for hobbies. The thoughtful design allows you to adapt the space as your needs evolve, making this a forever home in every sense.

A conveniently located utility room is just off the landing. It has wall and base units and space for both a washing machine and tumble dryer. The utility leads to the integral double garage, which has two electric up and over doors providing secure parking and easy access into the home. For your electric car, externally there's an Ohme EV charger.

Down the half stairs, past the front door, there is a WC with wash hand basin, adding convenience to this thoughtfully designed layout.



"We love how the living room and balcony create such a connection with the outdoors - it feels like our own sanctuary."



Elegant Living Spaces...

On the middle level the living room is nothing short of breathtaking. It features an impressive mezzanine level above and draws your eyes immediately to the panoramic views. With French doors opening onto a full-length balcony, this space is bathed in light and designed to take in the scenery. With gas fire making this cosy in the winter, imagine unwinding here or hosting friends in a space that truly has the "wow" factor.





Beautiful Bedrooms...

The principal suite, also on the middle level, has fitted wardrobes and private access through French doors to the balcony - an idyllic spot for your morning coffee. The en-suite wet room has a rainfall shower, WC and wash hand basin and is warmed by underfloor heating and a heated towel rail.

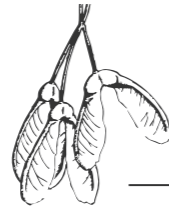
Descending to the lowest level, there are three further well-proportioned bedrooms, family bathroom and practical in-built storage cupboards. The bathroom has an electric shower over the bath, WC, wash hand basin and towel rail. Each bedroom has been designed with comfort and relaxation in mind, creating a flexible space for families of all sizes. Bedroom three on this level has French doors giving access to the rear garden.





Outdoor Living...

Step into the rear woodland garden, which has been carefully designed with tiered decking and walkways providing a thoughtful solution to the sloped landscape. Enjoy taking in the views as you wind your way down the walkway to the sycamore trees that provide a great space to shelter from the sunshine or to create the perfect children's treehouse.

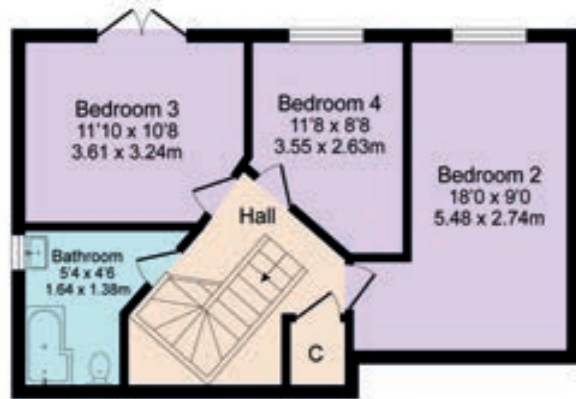


The Sycamores

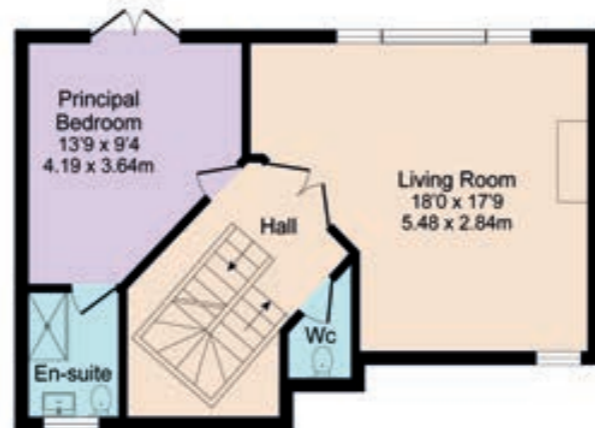
BRIGHOUSE



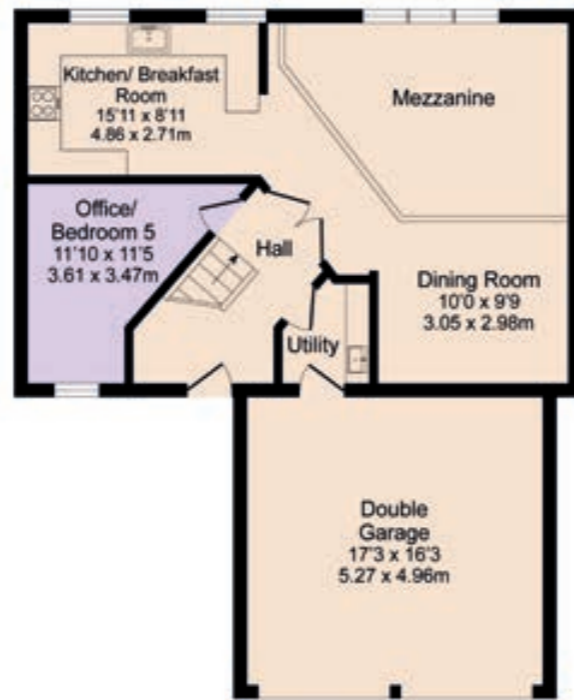
Total Approx. Floor Area 2419 Sq.ft. (224.8 Sq.M.)



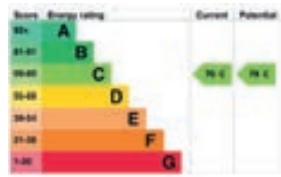
Lower Level
Approx Floor Area 663 Sq.Ft (61.6 Sq.M.)



Middle Level
Approx Floor Area 709 Sq.Ft (65.9 Sq.M.)



Upper Level
Approx Floor Area 1047 Sq.Ft (97.3 Sq.M.)



FINER DETAILS

- 4 or 5 bedrooms
- 2 bathrooms
- Open plan kitchen diner on mezzanine level above living room
- Double height windows to living spaces with stunning views
- Integral double garage with electric doors
- Electric vehicle charger
- Woodland garden with balcony & decking
- Located in popular Rastrick area of Brighouse
- Catchment area for sought-after schools

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:

Brighouse Fitness Centre & The Fitness Lab (both 5 min drive), or if you like cycling then ride along the canal to Hebden Bridge



WALK:

Bradley Woods behind Woodhouse Lane is a lovely walk through the woods & fields



RESTAURANTS:

Brook's & Royal Deli both in Brighouse centre; The Brick Yard near Bailiff Bridge



POI:

Brighouse Art Gallery & Wellholme Park in Brighouse; Piece Hall & Shibden Hall in Halifax



MILK:

One Stop or Woodhouse Lane Stores (both 2 min drive), plus Sainsbury's, Tesco, Asda & Lidl all less than 1 mile



CHEMIST:

Naylor's Pharmacy at Chapel Croft (4 min drive)



SCHOOLS:

Woodhouse Primary School & Rastrick High School (both rated Good), plus in Halifax there's two local authority Grammar Schools both in Yorkshire Top 20 best schools and Greenhead College (one of best colleges in UK)



PUBLIC TRANSPORT:

Brighouse Railway Station (1 mile away) with direct trains to Leeds, Manchester & London. Regular buses to Huddersfield, Bradford & Leeds



TAKEAWAY:

Golden Bamboo (Chinese); Royal Delhi (Indian); Pizza Napolina (Italian) - all deliver



PUB:

The Crafty Fox - huge list of real ales & great place to go

