



Marylau
223 Thornhill Road | Brighouse | West Yorkshire | HD6 3HL

FINE & COUNTRY

STEP INSIDE

Marylaw

Marylaw is a superb grade II listed character property, completely renovated throughout and finished to a high standard with meticulous attention to detail towards retaining period features. The property has been completed with modern fixtures and fittings and décor that blend perfectly with the retained and enhanced character features. The spacious 2900 sq ft accommodation offers a sizable entrance hall, boot room/porch, two large reception rooms, modern fitted dining kitchen plus potential for a separate utility room, 4 double bedrooms, 2 of which have ensuite shower rooms and a house bathroom. There are two large, vaulted cellars offering further potential. The property is complete with new double glazed and renovated timber sash windows, gas central heating, and has ample driveway parking and a lawned garden.

Ground Floor:

The ground floor of Marylaw offers great flexibility. The spacious entrance hall displays a traditional staircase leading to the first floor and has doors leading to the ground floor reception rooms, ground floor WC and cellars. The flooring is finished with traditional style tiling that is complementary to the period of the property, this style is continued throughout.

The property has two large reception rooms, one of which is a sitting room located at the rear of the property and has a large bay window and ornamental fireplace.

The second reception room is adjacent to the kitchen so would naturally be enjoyed as a formal dining room. During the renovation process, great attention to details was made to retaining as many of the original features as possible, to note in this room the original wooden window shutters to the two banks of windows, in addition to the traditional style fireplace that replicates the one in the main sitting room.

The dining kitchen has been completed with modern shaker style fitted units with quality granite work surface. The units incorporate integrated appliances including an oven and induction hob with extractor fan over, dishwasher, fridge freezer and microwave. To the centre of the kitchen there is a large statement island with complementary abstracting units and granite work surface.

Adjacent to the kitchen there is an additional room that offers a blank canvas for design and layout to be utilised for storage or to have plumbing for a utility room. Both of these rooms have the traditional style tiling to the floor.

The kitchen leads to a porch boot room with external access from the driveway parking.









First Floor:

To the first floor there are four double bedrooms, two of which have en-suite shower rooms, and a house bathroom.

The master bedroom is particularly spacious and has an en-suite shower room comprising a double step in shower, wash hand basin with vanity storage and a WC, with part tiled walls and tiles to the floor.

Bedroom two, is again of generous proportions and benefits from having an en-suite shower room with a shower, WC and wash hand basin, with part tiled walls and tiles to the floor.

The house bathroom has a white 3-piece suite comprising a bath with shower over and glass screen, wash hand basin with vanity storage and a WC, with part tiled walls and tiles to the floor.

Cellars

There are two vaulted cellars that offer great potential to create additional rooms or are ideal for storage.









STEP OUTSIDE

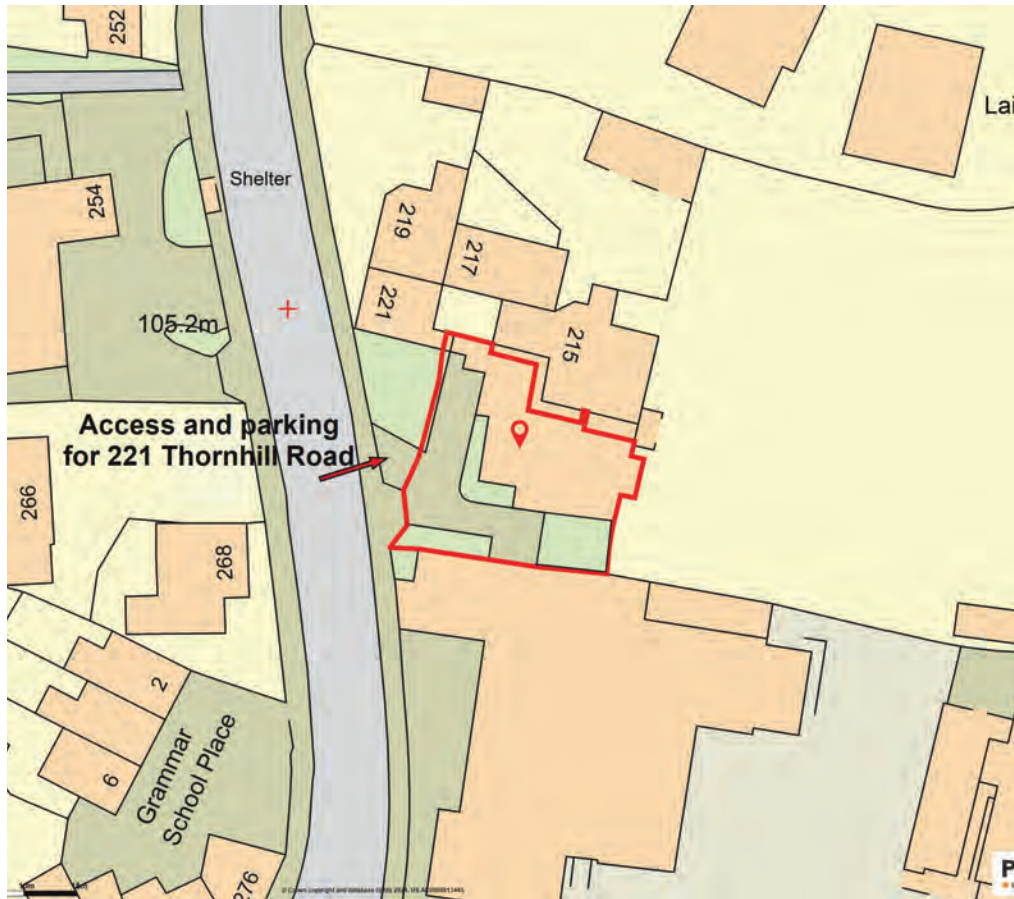
Marylaw

The property offers driveway parking and has a lawned garden. Please see additional information for parking access to a neighbouring property.

Additional Information

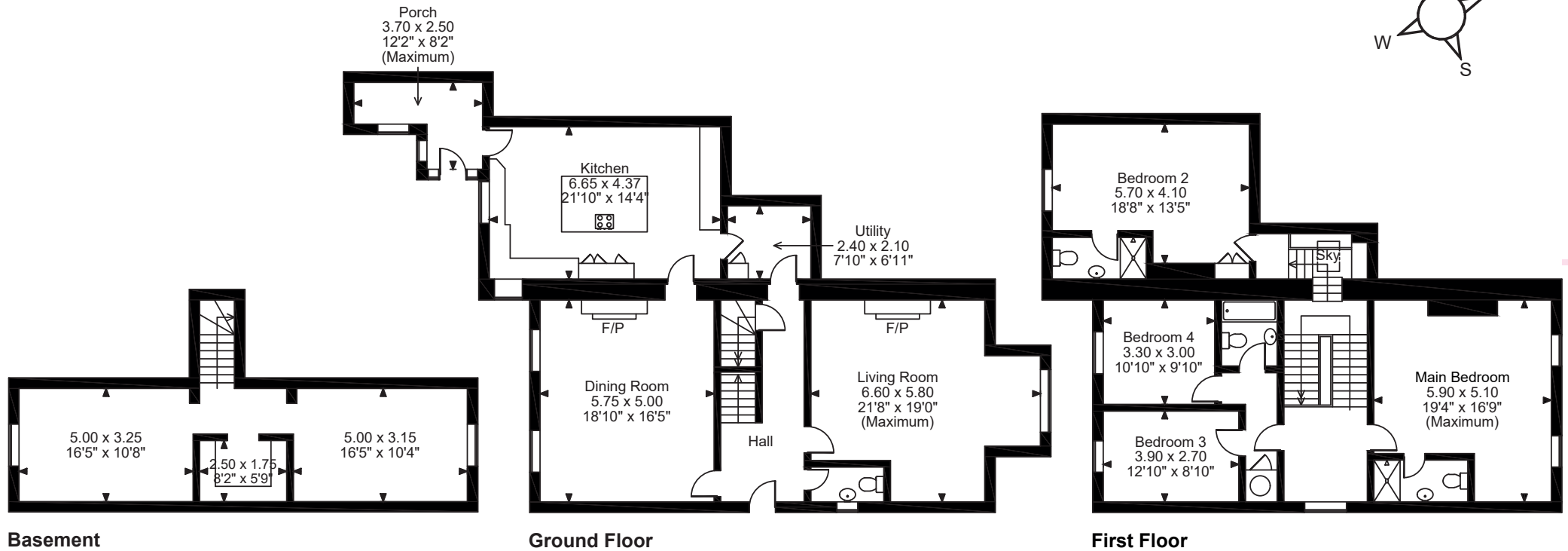
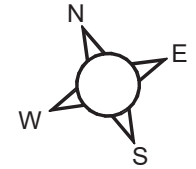
The property is freehold and grade II listed, it is in Calderdale Council with a council tax band E and EPC rating D. It has double glazing and gas central heating.

PLEASE NOTE: There is a right of access for 221 Thornhill Road with parking for 1 vehicle. Please see the location plan for further details.



Offers in excess of £410,000

Marylaw, Thornhill Road, Rastrick, Brighouse
 Approximate Gross Internal Area
 2946 Sq Ft/274 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 15.11.2024



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