



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Lower Green House, Green Lane  
Brighouse





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Offers In Region Of £795,000

LOWER GREEN HOUSE IS A HISTORIC GRADE II LISTED DETACHED RESIDENCE DATING BACK TO THE EARLY 17TH CENTURY, SITTING ON A GENEROUS PLOT OF APPROX. 3/4 OF AN ACRE HAVING A DOUBLE GATED ENTRANCE LEADING TO A SWEEPING DRIVEWAY WITH WELL TENDED MATURE GARDENS TO 3 SIDES PLUS PARKING FOR UP TO 5 VEHICLES.

HAVING JUST UNDERGONE A MODERNISATION PROGRAMME AND IS WITHIN EASY REACH OF WELL-REGARDED SCHOOLS, LOCAL AMENITIES AND TRANSPORT LINKS THIS IMPOSING AND HIGHLY CHARACTERFUL PROPERTY ENJOYING A WEALTH OF PERIOD FEATURES TO INCLUDE OAK PANELLING, EXPOSED BEAMS AND TIMBER LINTELS TOGETHER WITH STONE MULLION WINDOWS AND ORIGINAL FIREPLACES. THE SIZABLE LIVING ACCOMMODATION BRIEFLY COMPRISES OF A COUNTRY STYLE DINING KITCHEN, FORMAL SITTING ROOM, SNUG, MORNING ROOM AND IMPRESSIVE DINING ROOM WITH ATTACHED SUN LOUNGE. TO THE FIRST FLOOR, THERE ARE 4 LARGE BEDROOMS, MAGNIFICENT GALLERIED LANDING AND HOUSE BATHROOM.

## WHAT3WORDS

///pass.pulse.train

## AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

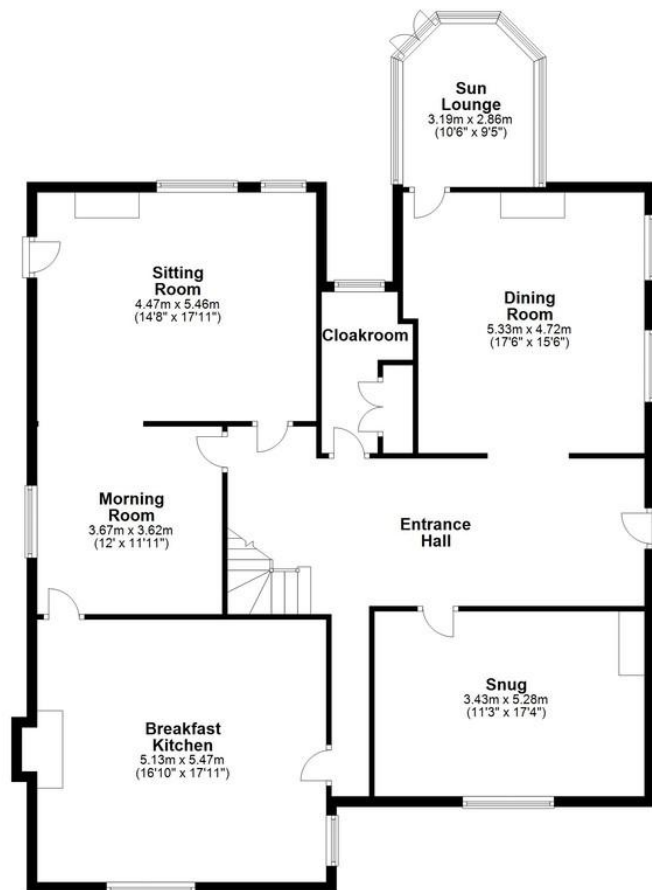
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

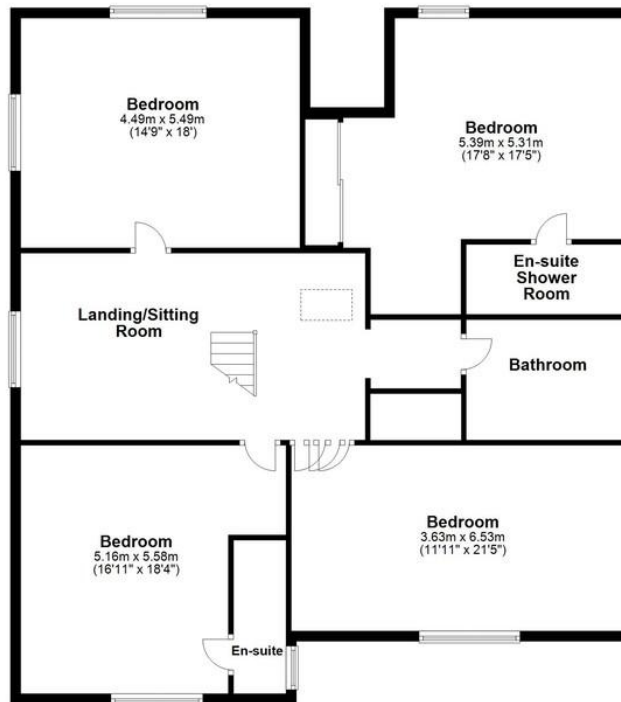




**Ground Floor**  
Approx. 145.5 sq. metres (1566.2 sq. feet)



**First Floor**  
Approx. 154.4 sq. metres (1661.9 sq. feet)



Total area: approx. 299.9 sq. metres (3228.2 sq. feet)







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