



Halifax Road, Hightown,

£649,950

*** SEMI DETACHED * FOUR BEDROOMS * APPROX ONE ACRE PLOT * CHARACTER FEATURES * VIEWS ***

*** CONTEMPORARY LUXURY * IMPRESSIVE GROUNDS * AMPLE PARKING * DOUBLE GARAGE ***

Set within an enviable plot of approximately one acre, this exceptional four bedroom period semi detached property offers a rare combination of timeless character and contemporary luxury.

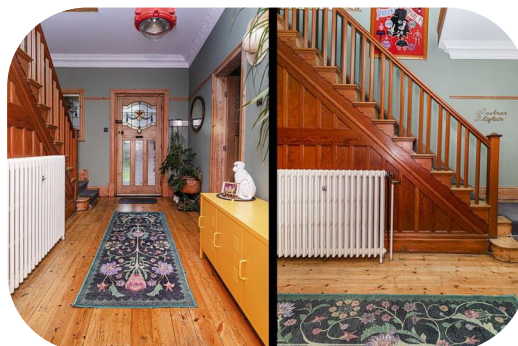
The home showcases a wealth of original features — from decorative cornicing, stained glass windows to elegant fireplaces — while seamlessly incorporating modern comforts for family living.

At the heart of the home lies a spacious open plan family kitchen, thoughtfully designed for both everyday living and entertaining.

The accommodation spans generously across three floors, including a superb master suite complete with a dressing area and stylish en-suite.

To the rear, enjoy breath-taking views over open farmland, creating a peaceful and private backdrop. The grounds are equally impressive, featuring ample driveway parking, a double garage, and a versatile 16ft garden room — perfectly suited as a cinema room, home office, or creative studio.

This is a truly special home that blends period charm with modern lifestyle, ideal for discerning buyers seeking space, style, and serenity.



Entrance Porch
With tiled floor.

Entrance Hall
With original oak staircase, radiator, feature stained glass doors and window, wood floor, coving to ceiling.

Cloakroom/WC
Modern two piece comprising low suite wc, pedestal wash basin, radiator, tiled floor and double glazed window.

Lounge
17'9" x 14'9" (5.41m x 4.50m)
Having a wood burning stove set in feature fireplace, wood floor, radiator, coving to ceiling, double glazed and stained glass windows.

Family Living Kitchen
24'6" x 18'5" (7.47m x 5.61m)
Modern fitted kitchen having a range of wall and base units, Corian work surfaces, sink unit, oven, hob, integrated microwave, dishwasher, boiling water tap, extractor fan, fridge, underfloor heating, double glazed window, breakfast bar.
Sitting area has a multi fuel fire set in chimney breast, wood floor, coving to ceiling with ceiling rose, radiator, French doors to rear garden.

First Floor Landing
With feature stained glass double glazed window, oak flooring and radiator.

Bedroom Three
15' x 14'8" (4.57m x 4.47m)
With radiator and double glazed window enjoying far-reaching views.

Bedroom Two
17'9" x 14'9" (5.41m x 4.50m)
With feature fireplace, radiator, double glazed window, wood flooring, built in wardrobe.

Bedroom Four
9'9" max x 8'11" max (2.97m max x 2.72m max)
With radiator, double glazed window, wood flooring, built in wardrobe.

Bathroom
Stunning three piece suite comprising roll top freestanding bath with rain shower over, trough style wash basin, high suite wc, tiled floor, double glazed window, radiator.

Second Floor
Bedroom One
25'4" x 13'6" (7.72m x 4.11m)
With wood floor, vaulted ceiling, double glazed velux window, radiator, dressing area, useful storage room. En Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, twin vanity sink unit, radiator and velux window.

Utility Room
8'8" x 4'4" (2.64m x 1.32m)
With fitted wall and base units incorporating stainless steel sink unit.

Outbuilding
With plumbing for auto washer, vented for dryer, double glazed window and useful storage.

Garden Room
16'4" x 9'3" (4.98m x 2.82m)
Having a multi fuel fire, French doors to garden. Enjoys stunning views.

Exterior
To the outside the property sits in mature well stocked gardens with seating area, paddock to rear with the garden room. There is a gated driveway providing ample off-road parking leading to a double garage.

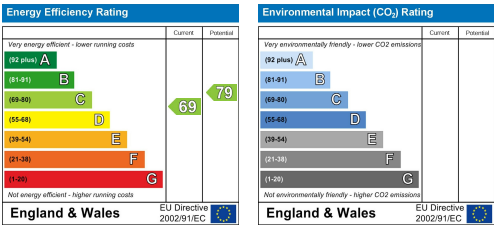
Directions
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, turn right onto Parkside/A643, left onto Hightown Rd, left onto Halifax Rd/A649 and the property will be seen on the right hand side displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
E / Kirklees



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

