

Charnock Bates

The Country, Period and Fine Home Specialist



Halifax Road
Liversedge, WF15 6NE





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charnockbates.co.uk





Summary Description

A unique opportunity has arisen to purchase this three-bedroom detached bungalow with beautiful open views over neighbouring farmland. The property is set back from Halifax Road at the end of a private driveway which serves four bungalows. With a detached double garage and a spacious gated driveway opening up into a parking area.

Situated within approximately 4 acres of grazing land, with a timber built stable block and an open barn forming an excellent proposal for those with equestrian interests. The property is situated within a highly sought-after residential location.

Internally the accommodation briefly comprises; entrance hall, utility, lounge, dining room, breakfast kitchen, bathroom and three bedrooms with the principal enjoying an en-suite shower room.

Location

Liversedge is a sought-after convenient location with excellent M62 access to the cities of Leeds, Manchester, Wakefield, and Bradford. It is also close to the centres of Huddersfield, Halifax, Brighouse and Mirfield where there are a variety of local amenities such as shops, bars, restaurants, supermarkets, sports centres, banks etc. There are some fantastic bars with eateries nearby and superb country walks through the ancient Kirklees Estate and nearby farmland. Willow Valley Golf Club is a short distance away.

Railway stations in Huddersfield, Mirfield and Brighouse access the cities of Leeds, Manchester, Bradford, and London. Access to both Manchester International Airport and Leeds Bradford Airport.





General Information

Access is gained into the spacious entrance hall with decorative ceiling coving and picture rail. Positioned off the entrance hall is the utility with sliding door, fitted wall and base units, laminate worksurfaces, stainless steel inset sink and plumbing for a washing machine.

The heart of this home is the well-presented lounge with decorative wall cornices, coving and dado rail, gas coal effect fire set within a marble effect hearth and decorative timber surround and patio doors to the rear elevation leading onto the gardens creating an ideal space for entertaining family and friends.







An open archway leads through to the dining room with a window to the rear elevation and decorative ceiling coving.

Double timber panelled doors provide access into the breakfast kitchen boasting an extensive range of cream gloss fitted wall, drawer and base units with breakfast bar, Corian worksurfaces, undermounted sink, window to the rear and external door to the side elevation, inset ceiling spotlights, Amtico tiled flooring, hard glass splashbacks, larder cupboard and pop-up power sockets. Integral appliances include dishwasher, oven, microwave, fridge/freezer and four ring induction hob with overhead extractor hood.







Having a three-piece suite to the house bathroom comprising; vanity unit with inset wash hand basin and drawer/cupboard storage, panelled bath with glass screen and overhead shower head attachment, low flush WC, tiled splashbacks, and flooring with under floor heating, inset ceiling spotlights, chrome ladder heated towel rail and frosted window to the side elevation.

The loft can be accessed off the inner landing via a pull-down ladder which we have been advised is part boarded and used by our current owners for storage.





The generous principal bedroom enjoys a window to the front elevation, fitted wardrobe and dressing table and ensuite shower room enjoying a four-piece suite comprising; WC, bidet, corner shower cubicle, vanity unit with inset wash hand basin, cupboard storage and window seat, frosted window to side elevation, electric heated towel rail, tiled splashbacks and laminate wood effect flooring.





Moving across to the second bedroom with a window to the front elevation and bespoke fitted wardrobes, drawers, and dressing table.

Completing the internal accommodation is the third bedroom with a window to the front elevation, laminate wood effect flooring and fitted desk with cupboard storage and pull-down single bed.





Externals

The tarmacadam driveway which serves this property and offers a right of access for the three neighbouring properties provides access into the block paved drive via wrought iron gates with detached garage providing ample off road parking. Enjoying manicured lawned gardens to the rear elevation bordered by dry stone walling and mature shrubs with stone paved patio providing an ideal area for entertaining, barbequing and al-fresco dining whilst being able to appreciate the semi-rural setting.

A gateway leads into the timber built stable block and open barn which both have mains electricity and water, with a mains sewer connection to the barn offering the potential for redevelopment subject to obtaining the relevant planning consents. With approximately 4 acres of well-maintained grazing land which forms an excellent proposal for those with equestrian interests.

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not. Please note our vendor has advised there is a public footpath within the property's boundary.





Local Authority

Kirklees: Band D

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Tenure

Freehold

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Directions

From Junction 25 off the M62 motorway proceed along the A638 Bradford Road until taking a right turn onto Westgate continuing forward until taking a left onto Hightown Road, then a left turn onto Halifax Road. Proceed forward until taking a right turn into the private driveway which is located directly opposite Springfield Lane. The property can be located in the far-left corner of the private drive.

For satellite navigation: **WF15 6NE**

Local Information

Nearest Stations

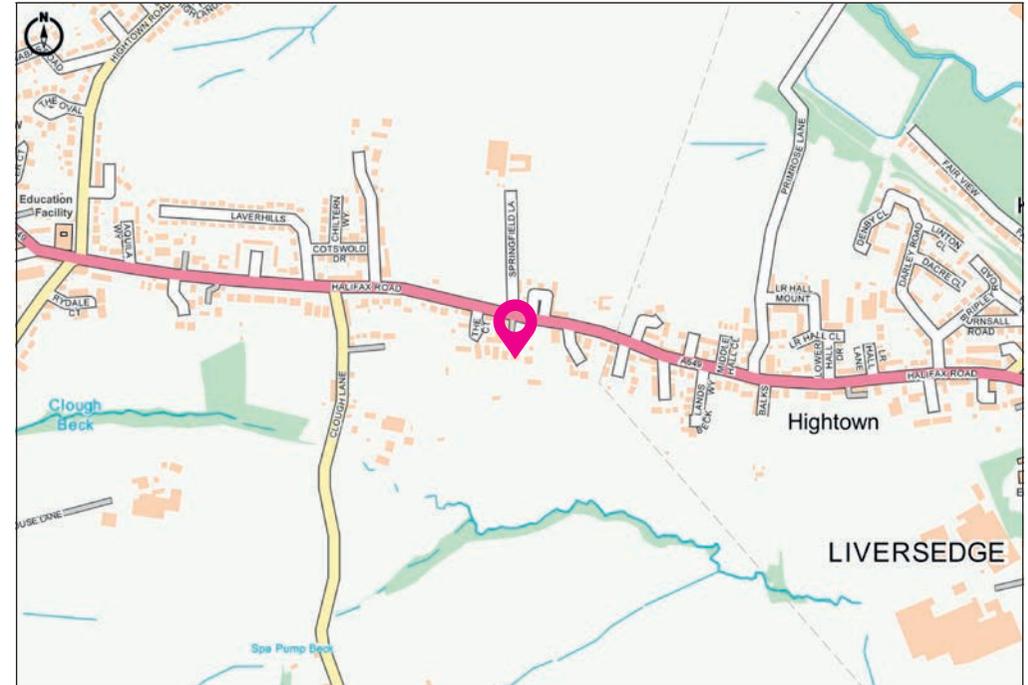
Mirfield	3.9 miles
Ravensthorpe	4.4 miles
Dewsbury	4.0 miles

Nearest Schools

Roberttown C of E Junior School	1.1 miles
Norristhorpe Junior and Infant	1.7 miles
Spn Valley High School	1.1 miles
Heckmondwike Grammar School	1.8 miles

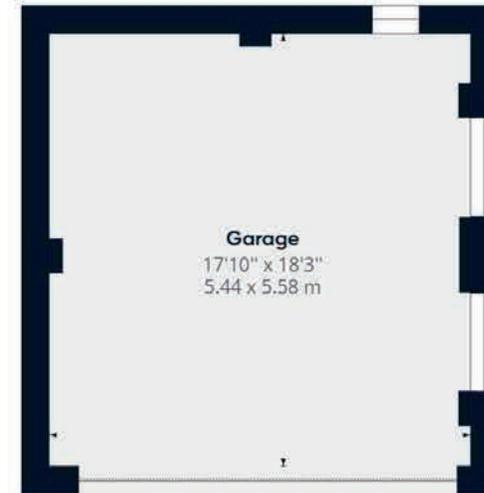
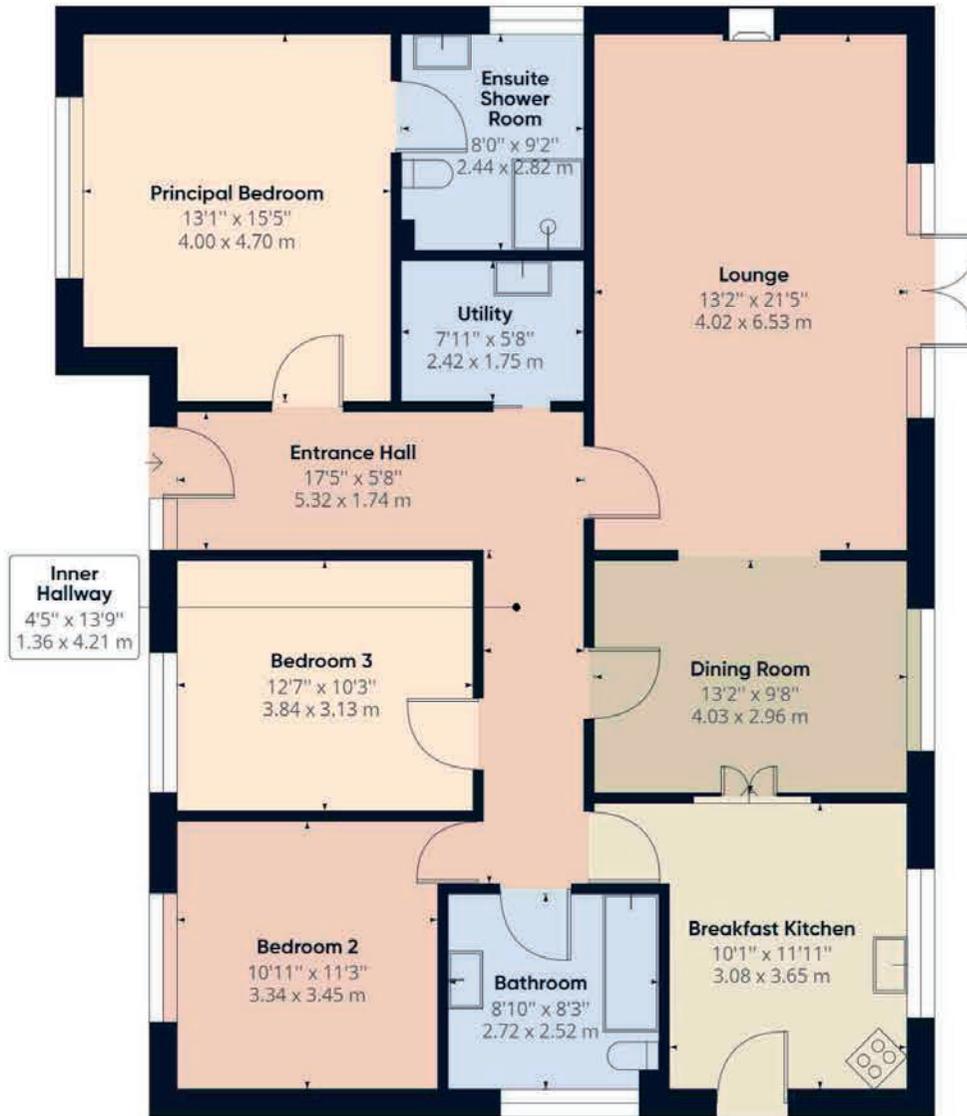
Motorway Network

Junction 26, M62 Motorway	2.7 miles
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Floor Plans



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