

Charnock Bates

The Country, Period & Fine Home Specialist



365 Halifax Road  
Liversedge, WF15 8DU









# 365 Halifax Road

Liversedge  
WF15 8DU



**STONE-BUILT DETACHED FAMILY HOME**



**SEVEN DOUBLE BEDROOMS**



**DRIVEWAY & GENEROUS SINGLE GARAGE**



**SOUTH-FACING GARDEN WITH VIEW**

Guide price: £850,000

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## Summary

Occupying a set-back position with truly wonderful views to the south-facing rear aspect, 365 Halifax Road is an impressive stone-built detached family home offering generous and well-presented living accommodation over three floors.

Internally, the property briefly comprises; entrance vestibule/utility, living kitchen, inner hallway, cloakroom with w/c, snug, integral garage and lounge to the ground floor, principal bedroom with walk-in-wardrobe and en-suite, four further bedrooms, house bathroom and separate shower room to the first floor and two further bedrooms and bathroom to the second floor.

Externally, to the front of the property, a gated driveway provides off-street parking for six cars, leading to the integral garage with power, lighting and up-and-over door. To the rear, an enclosed south-facing garden has a raised decked terrace and generous lawn, backing on to open countryside.

## Location

Liversedge is a sought-after and 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, and banks. 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 entrance vestibule with built-in cloaks cupboard, then leading through to the utility room. The utility offers a range of high-gloss wall and base units with contrasting worksurfaces incorporating a stainless-steel sink with mixer-tap, and with a two-ring electric hob, wine-cooler, dryer, fridge freezer and space and plumbing for a washing machine.

The first door to your right takes you through to the living kitchen which is the real heart of the home, complimented by a multi-fuel burner within a recess to the focal point and French doors leading out to the rear garden creating the perfect entertaining space.

The kitchen offers a central island with breakfast bar and solid oak worktop, and a range of bespoke shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink with mixer-tap and hand-held attachment. Integrated appliances include a Neff oven, combination oven and five-ring gas hob, and a dishwasher and fridge freezer.

Leading off the living kitchen is an inner hallway which has a staircase rising to the first floor and benefits from a cloakroom with w/c and wash-hand basin. A door accesses the integral garage with power, lighting and electric up-and-over door.

Also accessed from the inner hallway is a further versatile reception room, currently used as a snug, offering the option to use as a dining room, study or bedroom to suit a family's needs. French doors lead out to the rear garden.

Completing the ground floor accommodation, the spacious lounge benefits from dual-aspect windows flooding the room with natural light while enjoying an outlook into the garden and countryside beyond. French doors allow access to the rear garden.

Rising to the first-floor landing, the impressive principal bedroom is a great space, boasting French doors leading out to a balcony with spindle balustrade, taking advantage of the far-reaching views. The principal bedroom also benefits from a dressing room with built-in wardrobes and storage, then leading through to an ensuite with w/c, wash-hand basin and double walk-in rainfall shower.

Four further bedrooms, the house bathroom and a separate shower are located on the first floor. One of the bedrooms is front-facing and the three-remaining face out to the rear south-facing aspect enjoying the truly wonderful outlook over neighbouring countryside.

The part tiled house bathroom boasts a contemporary three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower attachment while the separate shower room houses a double walk-in rainfall shower.

A hidden staircase from the first floor landing accesses the second floor which in turn access two further bedrooms and a further bathroom. Two double bedrooms benefit from velux skylights allowing for natural light and eaves storage while the second-floor bathroom boast a contemporary three-piece suite comprising a w/c, wash-hand basin and panelled bath.





































## Externals

A gated driveway provides off-street parking for six cars, leading to the integral garage with power, lighting and up-and-over door, providing further secure parking for one car.

To the rear, a raised decked terrace is accessed from the French doors of the living kitchen, snug and lounge, with adjacent generous south-facing lawn, creating the perfect entertaining space for BBQs and alfresco dining.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

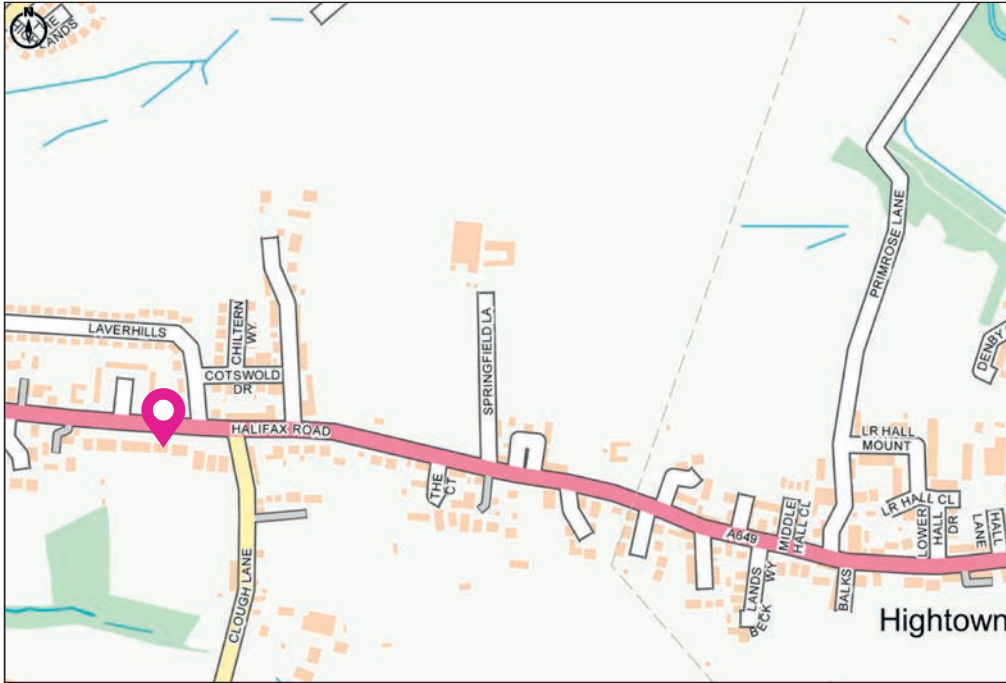
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.











## Directions

From Halifax town centre head to Orange Street roundabout, taking the third exit on to Burdock Way (A58) and continuing past Shibden Park to Stump Cross Traffic lights. At the traffic lights, keep right to continue on Leeds Road (A58) until Hipperholme traffic lights, continuing forward and then keeping right to turn on to Wakefield Road (A649).

Continue on Wakefield Road to the Ballif Bridge crossroads, continuing straight head up Birkby Lane (A649). Follow Birkby Lane turning into Halifax Road for approximately 2.7 miles where No 365 will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **WF15 8DU**

## Local Information

NEAREST STATIONS	Brighouse	3.7 miles
	Mirfield	3.9 miles
	Batley	4.1 miles
NEAREST SCHOOLS	Hightown Junior, Infant & Nursery School	0.2 miles
	Headlands C of E Junior, Infant & Nursery School	0.9 miles
	Spenn Valley High School	1.2 miles
MOTORWAY NETWORK	Junction 26, M62	2.7 miles

## Property Information

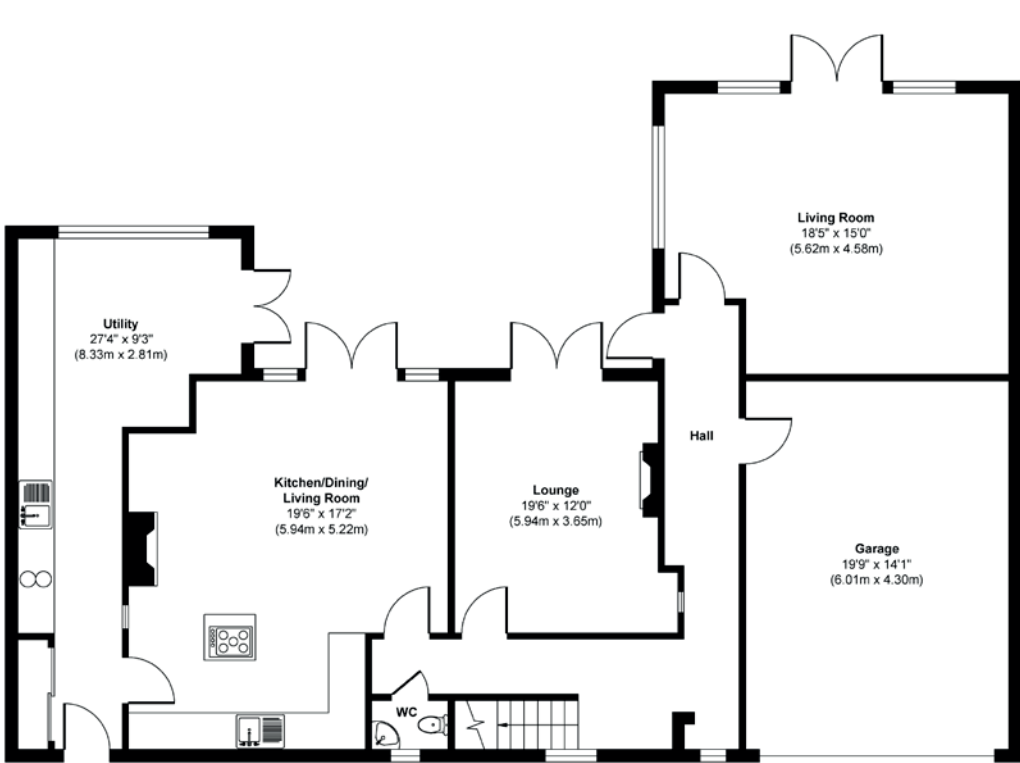
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Kirklees
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Utility Warehouse
GAS SUPPLY	Utility Warehouse
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Utility Warehouse
MOBILE SIGNAL	Good coverage



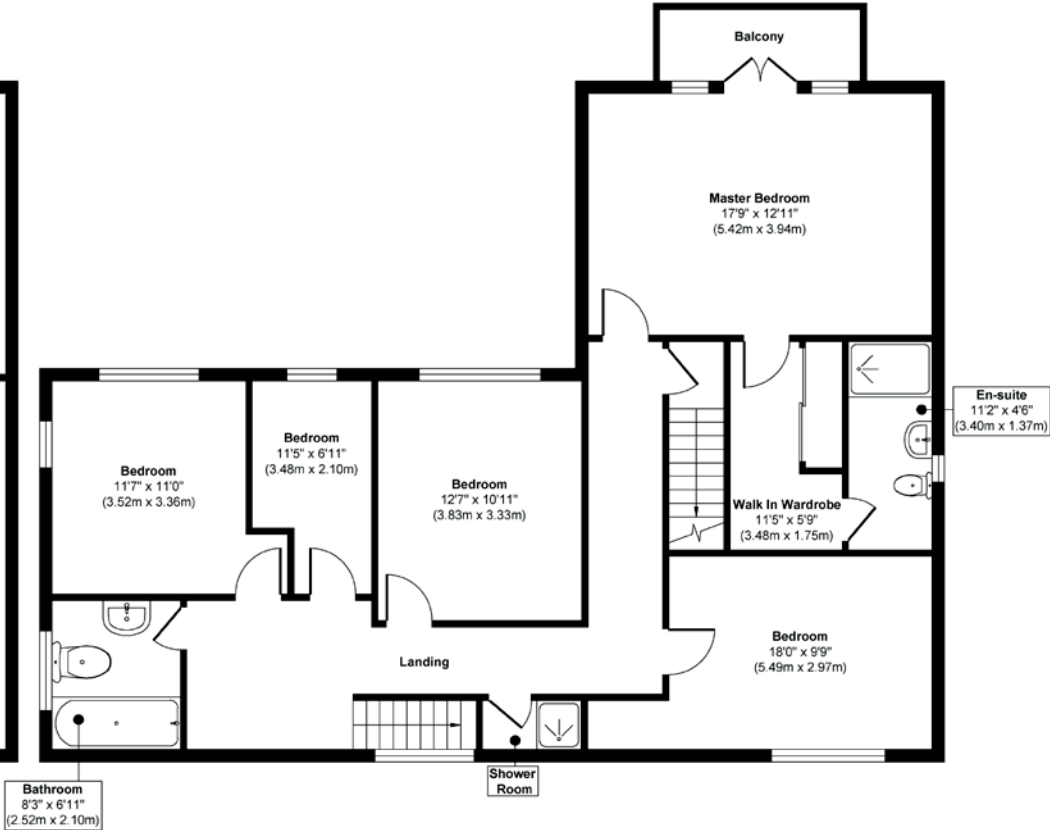


# Floor Plans

Ground Floor



First Floor

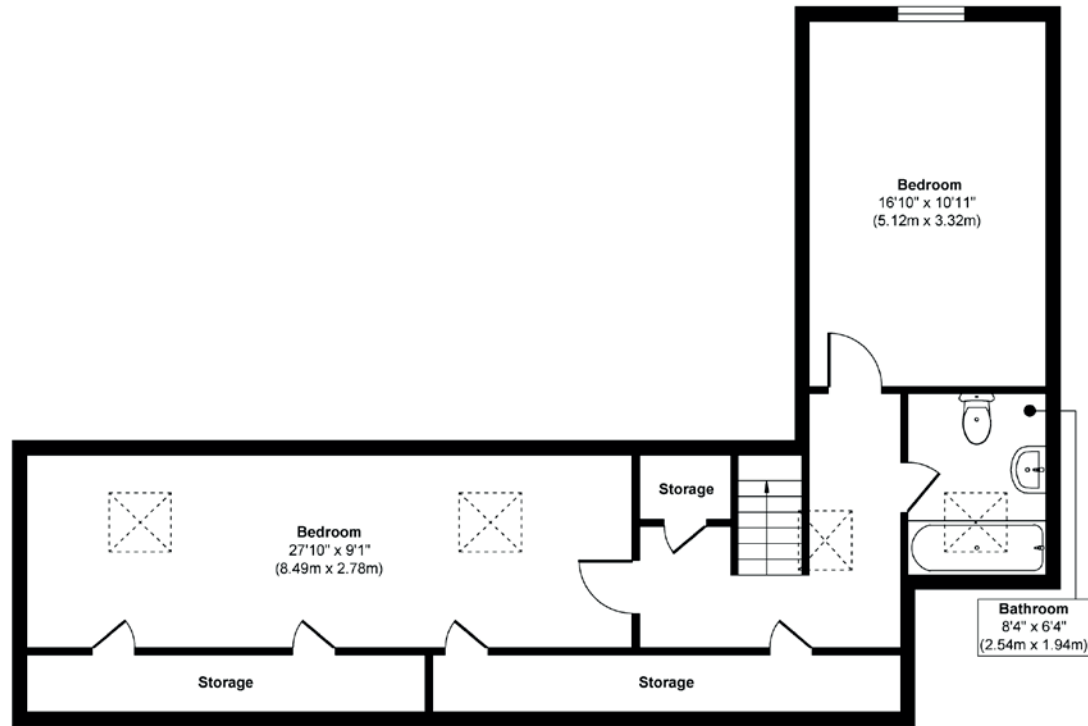


Total approximate floor area:  
**3,361 sqft (312.40m²)**  
(inc Garage)



# Floor Plans

## Second Floor



Total approximate floor area:  
**3,361 sqft (312.40m<sup>2</sup>)**  
(inc Garage)



# Charnock Bates

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