



1 Newton Close  
Lightcliffe, Halifax, HX3 8FP

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Modern elegance in a bright  
and airy home



Charnock Bates

The Country, Period & Fine Home Specialist









1 Newton Close  
Lightcliffe  
Halifax  
HX3 8FP

Guide price: £595,000

- Four-bed detached home in desirable Lightcliffe cul-de-sac
- High-spec interiors with new carpets and classic coving
- Open-plan SieMatic kitchen with Miele appliances
- Spacious lounge with bay window and modern fireplace
- Principal bedroom with fitted wardrobes and sleek ensuite
- Two further doubles with storage, plus a fourth bedroom/study
- South-facing garden with patio, lawn, and mature borders
- Detached garage, driveway, and secure side access
- Walk to Lightcliffe Primary; near Hipperholme Grammar
- Great links to M62, Halifax & Brighouse stations

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## Modern elegance in a bright and airy home

Nestled in the sought-after village of Lightcliffe, this beautifully finished new-build home combines the very best of contemporary living with subtle nods to traditional charm.

Elegantly decorated throughout to the highest standards, and featuring plush new carpets and classic coving details, this home is ready to move into and enjoy.





## Ground floor

Step into a spacious entrance hall, setting the tone for the rest of the home. Just off the hall is a home office, a generous lounge with a large bay window and modern fireplace – ideal for relaxing evenings – and a handy cloakroom featuring a WC, sink, and built-in storage cupboard.

At the rear of the hall, elegant glass-panelled doors open into a stunning open-plan SieMatic kitchen diner. This space is a true showstopper, complete with ultra-modern base, wall and drawer units, high-end Miele appliances, and stylish herringbone flooring.

Adjoining the kitchen is a well-appointed utility room, with matching base and wall cabinets, open shelving, and a sink with drainer – perfect for everyday practicality.

French doors lead out to a private, south-facing garden – a suntrap oasis with a flagged patio, lawn, and established flowerbeds framed by trees and shrubs. There's a lockable side gate, access to the detached garage, and secure access down the side of the house.





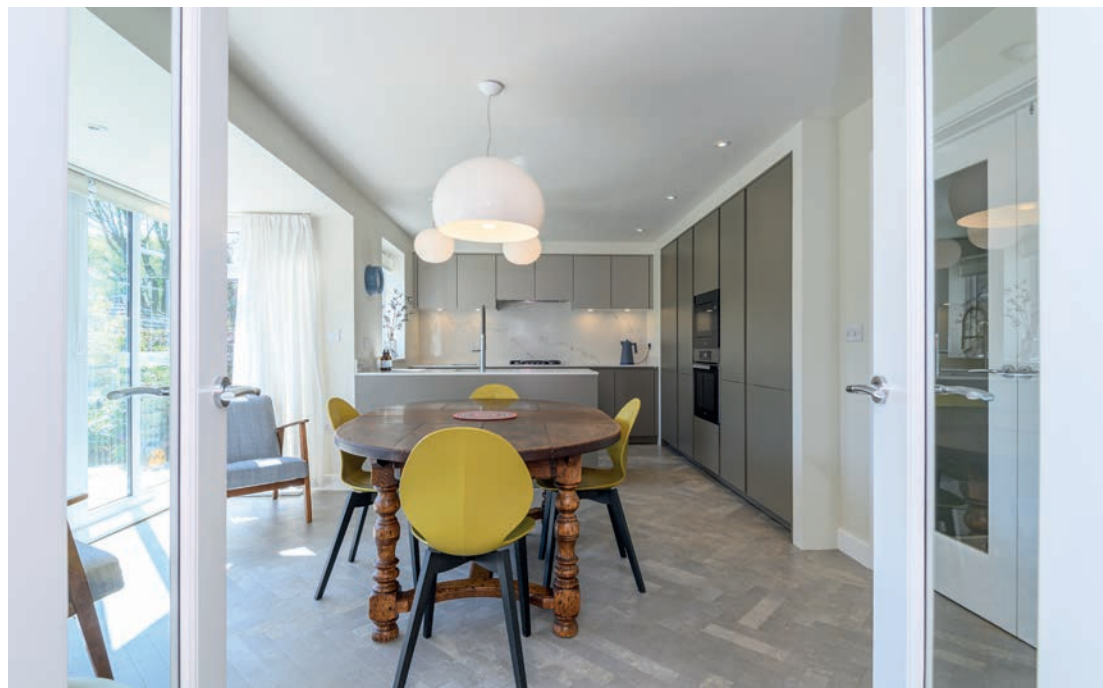
















## First floor

Upstairs, the light and airy landing provides loft access and leads to:

- Two double bedrooms, both with built-in wardrobes
- A stylish family bathroom with bath, shower, WC and basin
- An impressive principal bedroom overlooking a green space, complete with built-in wardrobes and a sleek ensuite featuring a double shower, WC, and sink
- A further fourth bedroom, ideal as a home office, nursery, or guest room















## Additional information

- **Fixtures & Fittings:**

Only items specifically mentioned are included.

- **Services:**

Mains services are believed to be connected. Buyers should satisfy themselves regarding their functionality.

- **Wayleaves and Rights of Way:**

The sale is subject to all existing rights, whether mentioned or not.

TENURE	Freehold with common managed areas
CONSTRUCTION	Stone
EPC RATING	B
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Virgin
MOBILE SIGNAL	Yes



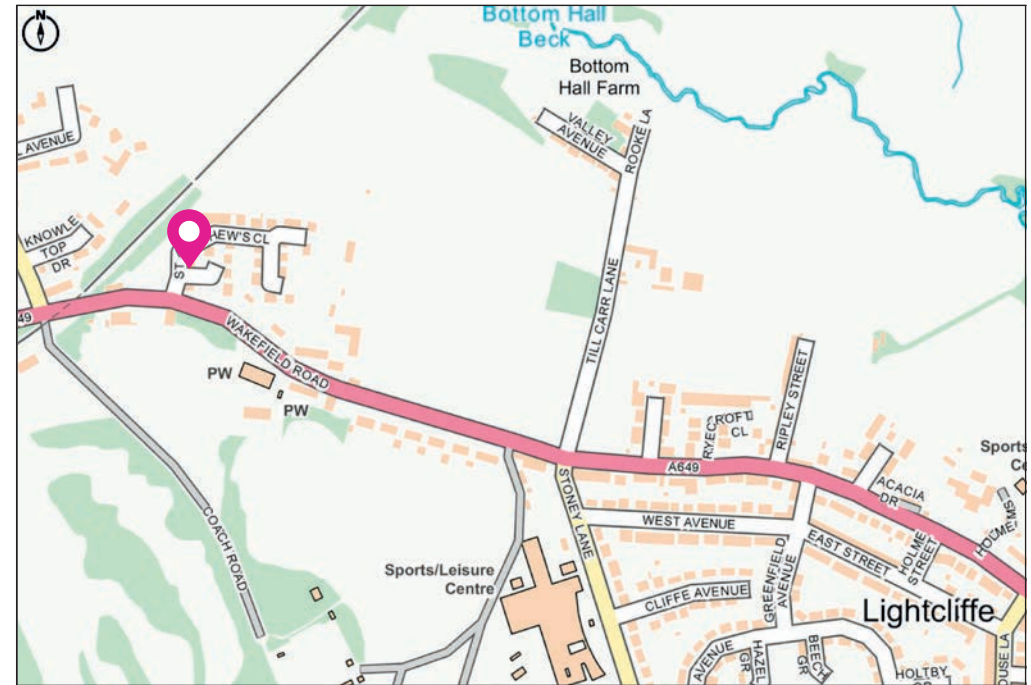
## Location

Positioned on a quiet cul-de-sac in the popular village of Lightcliffe, 1 Newton Close offers the perfect blend of suburban ease and scenic surroundings:

- Within walking distance of Lightcliffe C of E Primary School (Ofsted Good) and close to Hipperholme Grammar School
- Just a stone's throw from Lightcliffe Park and nearby countryside walks
- Easy access to the amenities of Hipperholme, Brighouse, and Halifax, including independent shops, restaurants, and cafés
- Brighouse and Halifax train stations offer regular services to Leeds, Bradford, and Manchester
- Less than 10 minutes by car to the M62 motorway, ideal for commuting across West Yorkshire and beyond

Just across the road are two historic stone pillars, one bearing a blue plaque that reads: 'This was the entrance to Crow Nest Mansion where Sir Titus Salt of Saltaire lived as tenant between 1844–58 and owner from 1867–76.'

This unique setting offers the perfect balance of living in a high-spec, new-build home while being part of a rich local heritage and village community.



Get in touch to arrange your private tour today.

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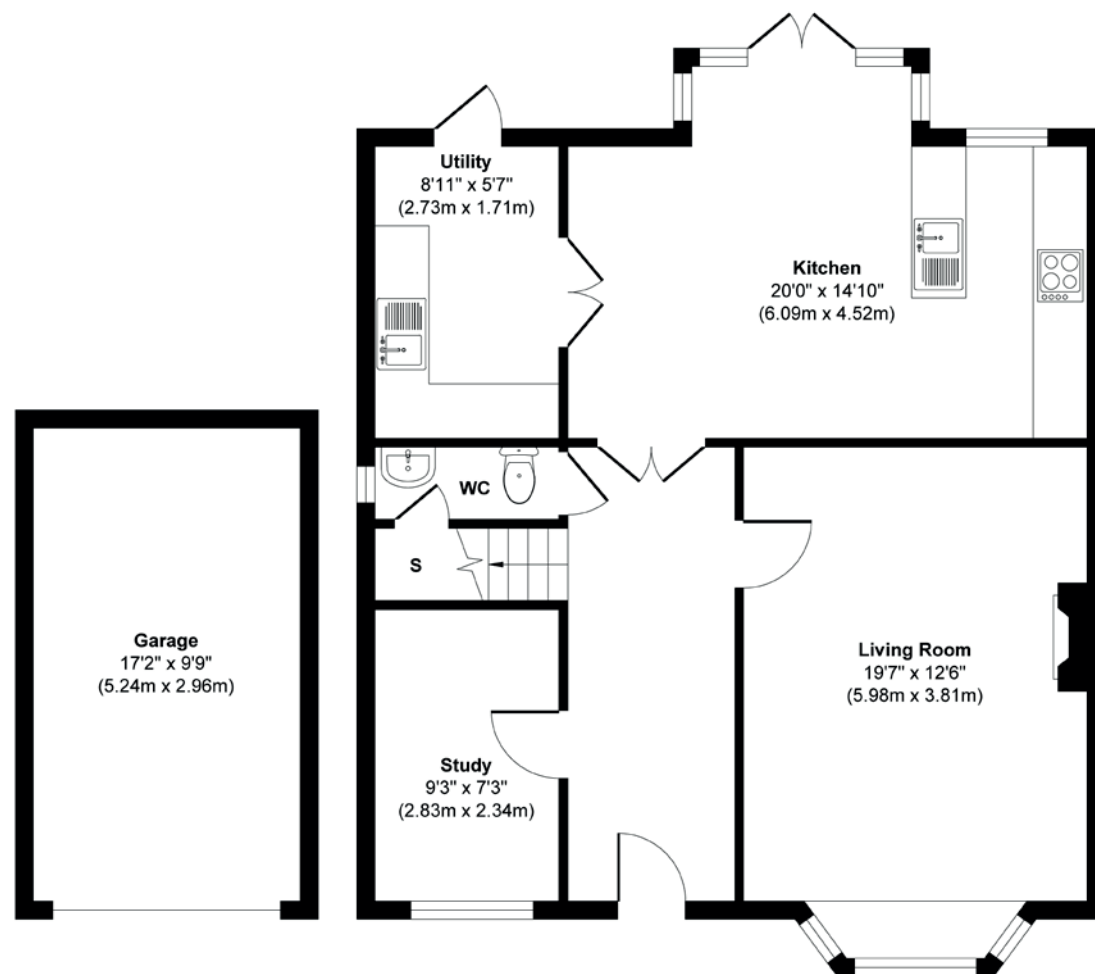
[homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)



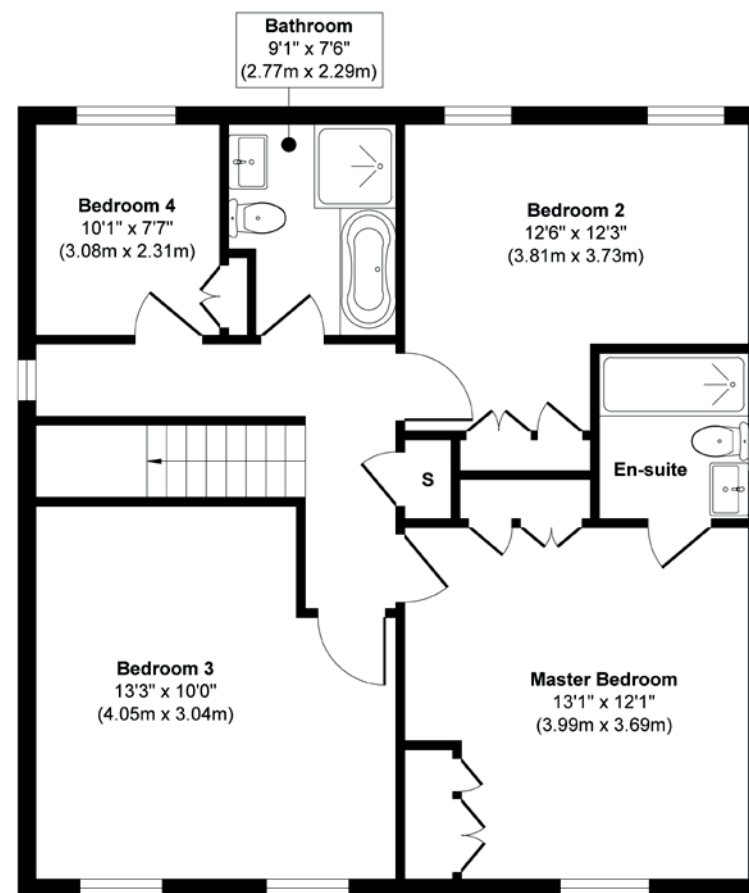


# Floor Plans

Ground Floor



First Floor



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Total approximate floor area:  
**1,623 sqft (151.03m<sup>2</sup>)**  
(inc Garage)

Please note: 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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