



10 Clifton Road
Halifax, HX3 0BT

Beautifully restored Victorian family home,
with flexible accommodation and a wonderful
community setting



Charnock Bates

The Country, Period & Fine Home Specialist





10 Clifton Road
Halifax
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Offers in the region of: £525,000

At a glance

- Elegant Victorian end-terrace arranged across four floors
- Up to six bedrooms with highly flexible accommodation
- Beautifully restored interiors retaining period character
- Stunning reception rooms with fireplaces, sash windows, and timber flooring
- Large converted lower ground floor with annexe potential
- Stylish kitchen with dual-aspect outlook and herringbone flooring
- Three bath/shower rooms including ensuite facilities
- Front garden with decking, fitted seating, and awning
- Rear courtyard with parking for three cars and EV charging points
- Friendly and established community setting close to Halifax town centre

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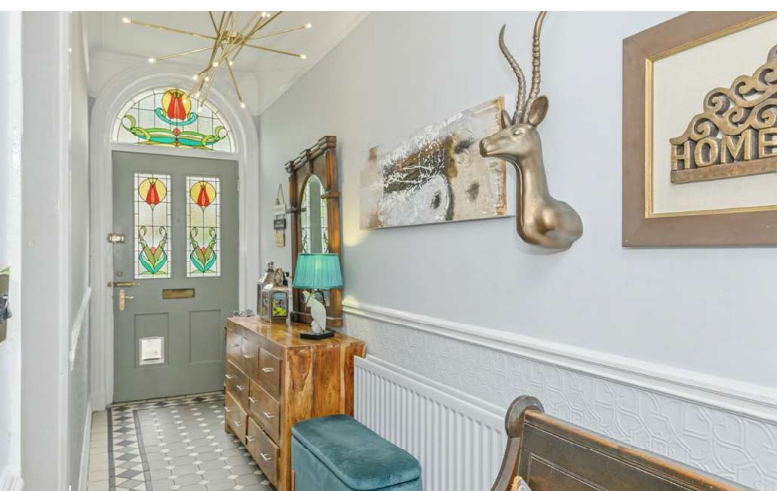


Beautifully restored Victorian family home, with flexible accommodation and a wonderful community setting

Occupying a sought-after position in one of Halifax's most established residential areas, this substantial Victorian end-terrace offers elegant period proportions, exceptional versatility, and beautifully curated interiors extending across four floors.

Thoughtfully restored in keeping with the home's heritage, the property blends character and warmth with practical modern family living, creating a home equally suited to growing families, multi-generational living, or those seeking flexible work-from-home space.

Particularly noteworthy is the converted lower ground floor, which offers annexe potential subject to the addition of a kitchen, alongside generous reception spaces, up to six bedrooms, and outdoor areas to both the front and rear. With off-road parking, EV charging points, and a garage accessed from Heath Road, the property also offers conveniences rarely found in homes of this era.



Ground floor

ENTRANCE HALL

The home is entered through a striking stained-glass entrance door, opening into an impressive tiled hallway that immediately reflects the property's Victorian heritage. Stairs rise to the upper floors, while high ceilings and decorative detailing establish a strong sense of character from the outset.

LOUNGE

Positioned to the front of the property, the lounge is an elegant and welcoming reception room centred around a cast iron fireplace set within an impressive surround. Timber floorboards, decorative coving, and a large bay window overlooking the front garden all contribute to the room's warmth and grandeur.

Double doors connect seamlessly to the dining room, allowing the spaces to function either independently or as one large open-plan entertaining area.

DINING ROOM

The dining room continues the home's refined aesthetic, featuring timber flooring, a cast iron open fire, ornate coving, and a decorative ceiling rose. Large sash windows draw natural light into the room, enhancing its sense of scale and period charm.

KITCHEN

Beautifully updated for modern living, the kitchen combines classic styling with contemporary practicality. Grey wall, drawer, and base units are paired with contrasting work surfaces and herringbone flooring, while the dual-aspect outlook creates a bright and airy atmosphere.

Integrated appliances include a microwave and Beko dishwasher, while an Estate 90 range cooker and fridge freezer are available by separate negotiation.









Lower ground floor

The converted lower level adds a tremendous degree of versatility to the property and could easily function as a self-contained annexe for extended family or independent teenagers, subject to the installation of a kitchen.

LIVING ROOM

Currently arranged as an additional living and entertainment space, this room features fitted storage, a recessed alcove ideal for media equipment, and French doors opening directly onto the rear courtyard.

DOUBLE BEDROOM

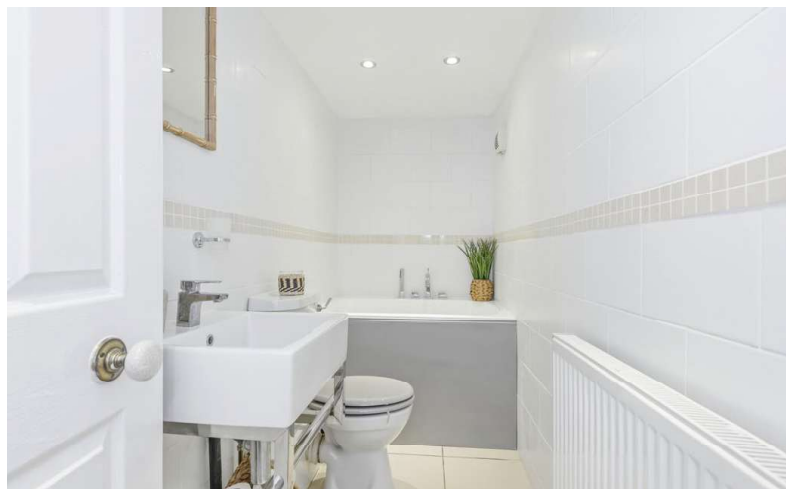
A spacious double bedroom with timber floorboards and a small window looking up towards the front decking area.

DOUBLE BEDROOM / GAMES ROOM

Currently used as a games room, this flexible double bedroom includes fitted wardrobes and timber flooring, making it equally suitable as guest accommodation, a gym, or hobby room.

BATHROOM

Serving the lower ground floor is a stylish bathroom incorporating a WC, floating sink, and sitting bath.





First floor

FAMILY BATHROOM

Beautifully styled with a blend of traditional and contemporary finishes, the family bathroom includes a freestanding bath, rainfall shower with handheld attachment, traditional-style sink, heated towel rail, and WC. A sash window frames attractive hillside views, while an alcove hints at the room's original fireplace.

STUDY

A useful and adaptable room featuring plush carpeting, fitted storage, and a skylight bringing natural light into the space. Ideal as a home office, nursery, or reading room.

DOUBLE BEDROOM

A generous double bedroom characterised by high ceilings, a cast iron fireplace, and a large sash window, all reinforcing the home's Victorian proportions and elegance.

PRINCIPAL SUITE

Another spacious double bedroom featuring high ceilings, large sash windows, coving, decorative wall panelling, and a cast iron fireplace.

ENSUITE

Comprising a rainfall shower, WC, and sink, the ensuite provides practical convenience for family living.





Second floor

DOUBLE BEDROOM

Occupying a charming top-floor position, this double bedroom features exposed wooden beams, half-height wall panelling, fitted storage, and sash windows with shutters framing leafy hillside views.

DOUBLE BEDROOM

Another characterful double bedroom with exposed beams, sash windows with shutters, and a cast iron fireplace.

SHOWER ROOM

A contemporary shower room comprising WC, sink, and rainfall shower with handheld attachment serves the second floor.



Gardens and grounds

FRONT GARDEN

To the front of the property, a gated garden creates an inviting approach with a combination of lawn, patio seating, and thoughtfully designed outdoor living spaces. Raised decking with an awning, sheltered bench seating, and log storage creates a particularly attractive setting for outdoor dining and relaxing.

REAR COURTYARD & GARAGE

To the rear, a flagged east-facing courtyard provides secure gated parking for two cars and includes two EV charging points. A garage, accessed from Heath Road, offers further storage potential and offers scope to extend the kitchen above the garage (subject to appropriate planning permission).



Key information

- **Fixtures and fittings:**
Buyers are willing to sell several items subject to negotiation. These include (but are not limited to) the fridge freezer, range, and pool/air hockey table.
- **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.

TENURE	Freehold. There's a party wall in the driveway at the rear, which is a shared responsibility with the neighbours. Restrictive covenant from 1875 stipulates that the property cannot be used for slaughterhouses, breweries, foundries, mills, noisy factories, industrial businesses, or offensive or noisy trades.
CONSTRUCTION	Stone
PROPERTY TYPE	End of terrace
PARKING	Space for one car in the garage (needs new roof) and two on the driveway. There are also resident permits for on-street parking, which cost £25 per annum. There are two EV charge points, which are on the Octopus Go Smart Charging with the smart meter. One is new, and one is for cars that are 10 years old or above.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC RATING	D
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas and electric central heating
BROADBAND	Virgin fibre optic
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Mobile Coverage Checker)

Location

Clifton Road is a highly regarded residential address positioned conveniently for Halifax town centre while enjoying a quieter, community-oriented atmosphere. The area is particularly popular with families and professionals thanks to its handsome period architecture, strong sense of neighbourhood, excellent accessibility, and proximity to Manor Heath Park.

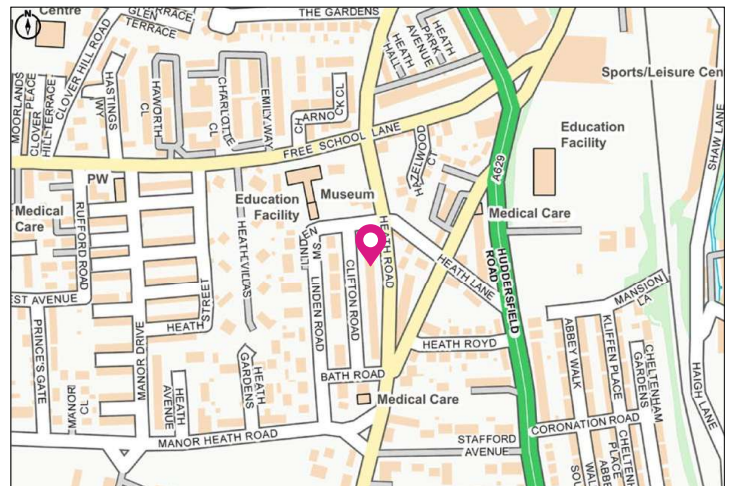
'The community here is very special. There's an email group, plus ladies' coffee mornings once a month. It's so peaceful, and very friendly.'

Current homeowner

Halifax offers an extensive range of amenities including independent cafés, restaurants, leisure facilities, supermarkets, and cultural attractions such as The Piece Hall and Victoria Theatre. Well-regarded schools for all age groups are within easy reach, while nearby parks and surrounding countryside provide excellent opportunities for walking and outdoor recreation.

For commuters, the property is ideally placed for access to Halifax railway station, providing direct services to Leeds, Manchester, and beyond, while the M62 motorway network is also readily accessible for regional travel.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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Lister Lane
Halifax HX1 5AS
01422 380100

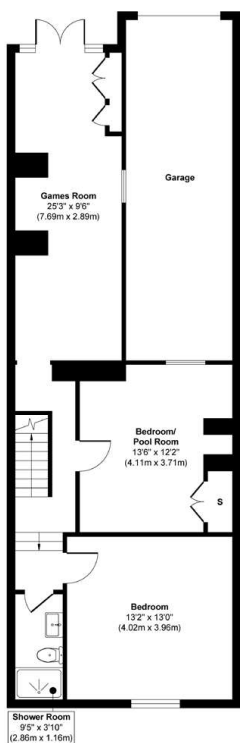
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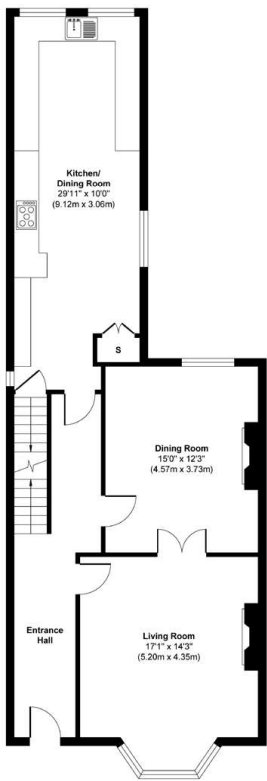
homes@charnockbates.co.uk



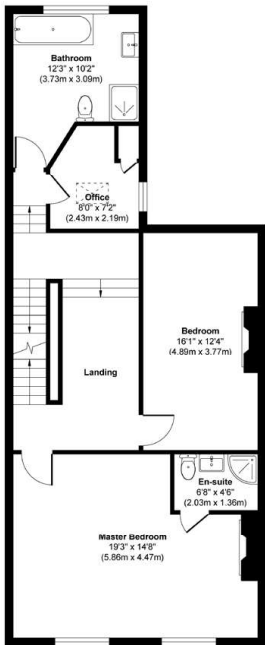
Floor plans



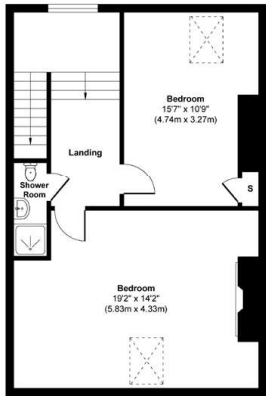
Lower level



Ground floor



First floor



Second floor



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