



Fairway House
16 Cecil Avenue, Halifax, HX3 8SN

A distinguished home in one of Halifax's
most exclusive settings



Charnock Bates

The Country, Period & Fine Home Specialist





Fairway House
16 Cecil Avenue
Halifax
HX3 8SN

Guide price: £945,000

At a glance

- Situated down a stunning private road in one of Halifax's most sought-after locations
- Impressive five-bedroom detached family home with golf course views
- Characterful interiors with high-quality fixtures and fittings
- Spacious lounge with multi-fuel burner and mural-style feature wall
- Open-plan kitchen diner with Mercury range, island seating, and wine fridge
- Dual-aspect office ideal for home working
- Wraparound gardens with lawn, pond, and mature trees
- Large patio, plus greenhouse and summer house – both with electricity
- Gated driveway parking for up to eight cars plus double garage
- Overlooking Lightcliffe Golf Club, close to Lightcliffe Cricket Club, and within easy reach of local amenities

Charnock Bates





A distinguished home in one of Halifax's most exclusive settings



An exceptional family home set along one of Halifax's most sought-after private roads, Fairway House offers spacious accommodation surrounded by mature gardens and views of the golf course.

Blending elegance and comfort throughout, this impressive five-bedroom residence provides a perfect balance of style and practicality – ideal for modern family living and entertaining alike.

'Our favourite thing about living here – aside from the beautiful house itself – has been the location, the garden, and being right on the edge of the golf course and near the cricket club, which has been fantastic for our sons.'

Current homeowner



Ground floor

Porch

A welcoming entrance, perfect for coats and shoes, with a wooden floor and double-glazed doors leading into the hallway.

Hallway

An inviting central hallway featuring a wooden floor, radiator covers, cloakroom cupboard, and an open staircase rising to the first floor.

Office

A peaceful dual-aspect study offering excellent natural light – perfect for home working.

Lounge

A stunning triple-aspect reception room with French doors opening onto the patio and gardens. The focal point is a multi-fuel burner set on flagstones within a brick surround, complemented by striking mural-style feature wallpaper. Additional French doors connect seamlessly to the dining area, creating a wonderful space for entertaining.

WC

Once home to a bath, this generously-sized cloakroom offers a toilet, sink, radiator cover, and wooden flooring.

Kitchen diner

The heart of the home, this bright and stylish kitchen diner features a wooden floor, a wine fridge, a Mercury range cooker with five-ring gas hob, and extractor hood. A central island incorporates an AEG Micromat combi oven, drawers and cupboards, and a breakfast bar comfortably seating three.

Utility

A practical space with plumbing and room for laundry appliances, plus a door providing access to the exterior.













First floor

A spacious landing with radiator covers connects the upstairs accommodation.

Bedroom one

A large double bedroom currently used as a dressing room, complete with fitted wardrobes and access to a Jack and Jill ensuite featuring a bath, rainfall shower, toilet, sink, and a window framing stunning views across the golf course.

Bedroom two

A light-filled dual-aspect double bedroom overlooking the golf course, with fitted wardrobes and shelving.

Bedroom three

A comfortable double bedroom with views over the garden.

Bedroom four

Another generous double with garden outlook.

Bedroom five

A vibrant space with feature wallpaper and window with a leafy outlook.

Family bathroom

Featuring a rainfall shower, bath, toilet, and sink.









Externals

Front

A gated driveway offers parking for up to eight cars, leading to a double garage. The front garden is beautifully landscaped with a lawn, mature shrubbery, fruit trees, and a pond – a haven for local birdlife.

Rear

The generous rear garden provides the perfect setting for alfresco dining and outdoor enjoyment, featuring a large patio, lawn surrounded by mature trees and shrubs, and a large greenhouse.

A charming summer house with electricity offers a peaceful retreat with views across the golf course.

The property also benefits from wraparound gardens and pathways on both sides, ensuring privacy and a sense of space.

Lifestyle

Positioned on the edge of the golf course, Fairway House offers a truly enviable lifestyle. Whether relaxing in the peaceful gardens, watching your children enjoy the open green spaces, or strolling to the nearby golf club for a drink, this home captures the very best of country-style living within easy reach of Halifax's amenities.





Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Brick
PROPERTY TYPE	Detached
PARKING	Double garage for two cars, plus electric gated driveway parking for up to six to eight cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas and electric central heating
BROADBAND	Fibre (Sky)
MOBILE SIGNAL	Good outdoor, variable in-home (Ofcom Mobile Checker)

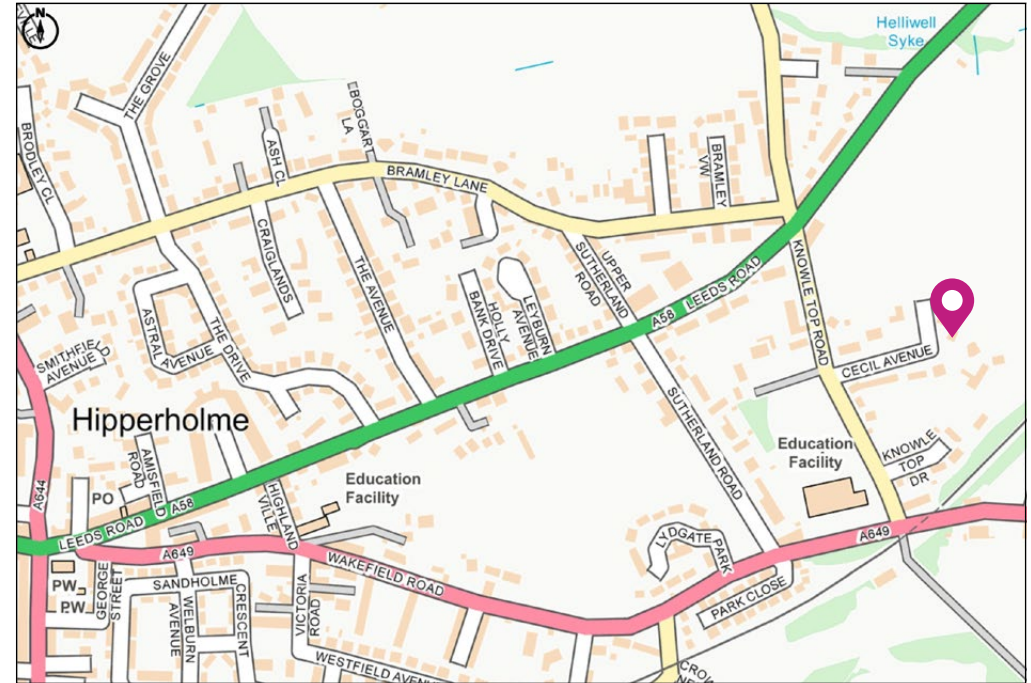
Location

Set within the highly regarded village of Lightcliffe, Fairway House enjoys a peaceful yet well-connected position overlooking Lightcliffe Golf Club. The private road setting offers a true sense of exclusivity, while the surrounding area is known for its tree-lined streets, friendly community, and abundance of green open space.

Nearby amenities include independent cafés, local shops, and traditional pubs, along with larger retail and leisure facilities in nearby Brighouse and Halifax. The area is also home to excellent schooling, including Lightcliffe Academy, Hipperholme Grammar School, and several well-regarded primary schools.

Perfectly placed for commuters, the property offers easy access to Halifax, Leeds, and Manchester via the M62 motorway and Brighouse and Halifax train stations. Combining countryside tranquillity with urban convenience, Fairway House offers an exceptional setting for refined family living.

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



Get in touch to arrange your private tour today.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

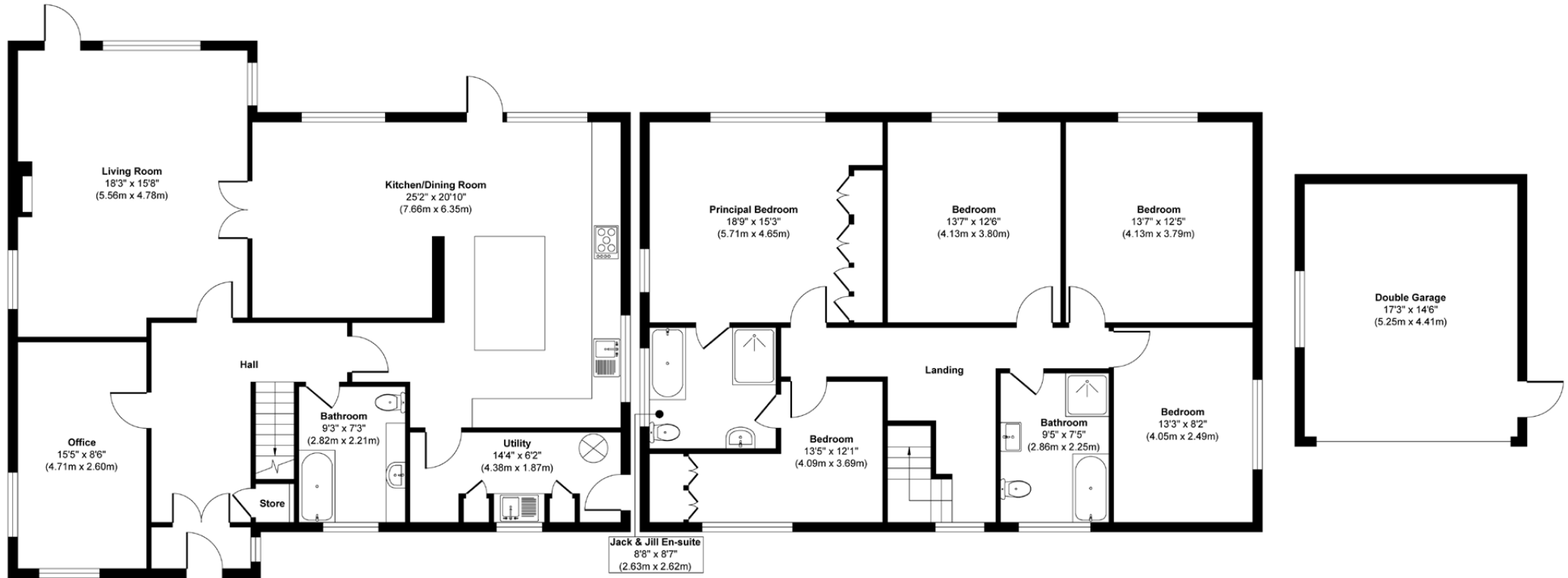
homes@charnockbates.co.uk



Floor plans

Ground floor

First floor



Charnock Bates



Total approximate floor area:
2,620 sqft (243.59m²)
(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.



Charnock Bates

The Country, Period & Fine Home Specialist

Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk

