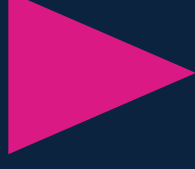


35 Halifax Road
Brighouse, Huddersfield, HD6 2AA

Family home in a prime position opposite
smith art gallery, Brighouse library, and
Rydings Park



Charnock Bates

The Country, Period & Fine Home Specialist





35 Halifax Road
Brighouse
Huddersfield
HD6 2AA

Offers in the region of: £545,000

At a glance

- Contemporary four-bedroom detached family home
- Gas-fired underfloor heating system with recently installed boiler and cylinder
- Spacious lounge with feature electric fire and timber beam
- Modern breakfast kitchen with central island and integrated appliances
- Conservatory with proper ceiling and French doors to the garden
- Two stylish ensuite shower rooms
- South-facing Indian sandstone patio garden
- Substantial carport and double garage with EV charging point
- Solar panels with battery storage providing significant energy savings
- Prime position opposite the library, museum, and nearby parkland

Charnock Bates



Family home in a prime position
opposite smith art gallery,
Brighthouse library, and Rydings Park

Occupying a highly convenient yet surprisingly leafy position
in Brighthouse, this beautifully presented four-bedroom
detached home combines generous family living with
impressive eco-conscious credentials.

With underfloor heating throughout both floors, solar panels with battery storage,
and thoughtfully designed living spaces opening onto a south-facing garden, the
property offers comfort, practicality, and efficiency in equal measure.

Set opposite Smith Art Gallery, Brighthouse library, and Rydings Park, the home
enjoys an outlook that feels green and established, while remaining within easy
reach of excellent commuter links, schools, and amenities. Spacious reception
rooms, four well-proportioned bedrooms, and multiple ensuite create a layout
perfectly suited to modern family life.



Ground floor

ENTRANCE HALL

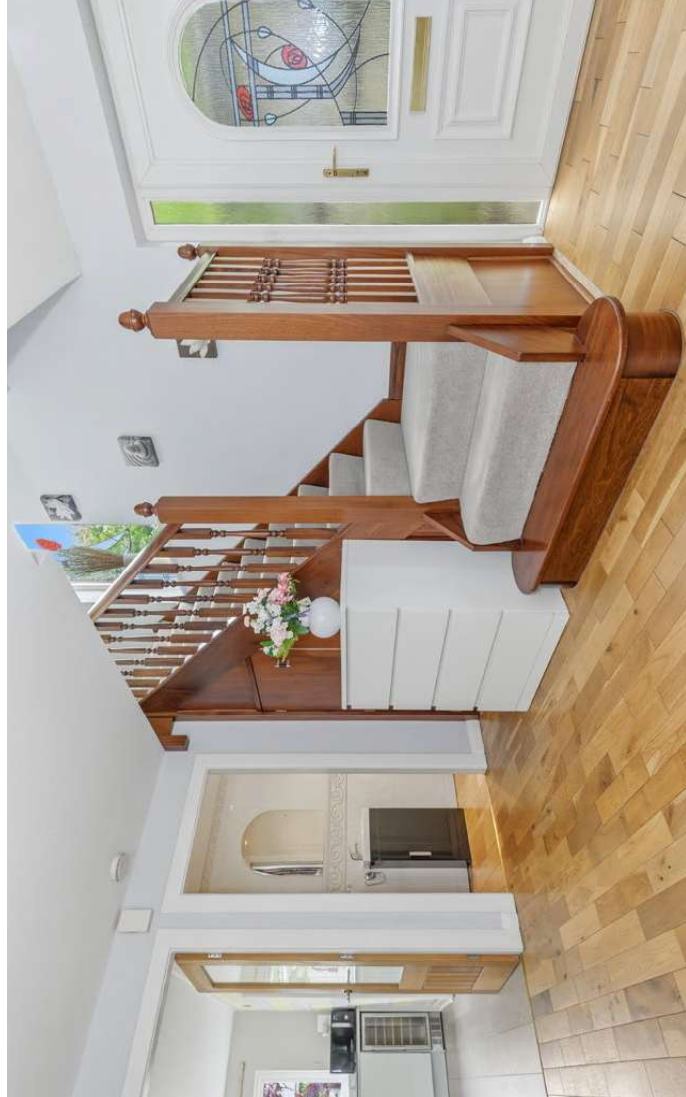
A spacious and welcoming entrance hall sets the tone for the accommodation beyond, with underfloor heating continuing throughout the ground floor and a natural flow between the principal living spaces.

LOUNGE

The lounge is both spacious and inviting, centred around an electric fire with a substantial timber beam above. Large windows overlook the front garden and surrounding greenery, enhancing the room's warm and relaxed atmosphere.

The current owner comments:

'I love this room, it's so cosy but still spacious. We've enjoyed a lot of holidays here – it's great for family gatherings.'





KITCHEN & DINING AREA

The kitchen has been designed with both everyday practicality and entertaining in mind, featuring sleek white gloss wall, drawer, and base units paired with contrasting work surfaces. A freestanding central island provides additional preparation space and incorporates power sockets, while the breakfast bar comfortably seats two.

Large windows above the sink overlook the rear garden, filling the room with natural light. Integrated appliances include double NEFF ovens, a BOSCH five-ring induction hob with extractor hood above, fridge, dishwasher, wine cooler, and sink.

An open archway leads through to the dining area, creating a sociable arrangement well suited to family gatherings and entertaining alike.

CONSERVATORY

Opening directly from the dining area, the conservatory provides an additional reception space overlooking the garden. With glazing to three sides and a proper ceiling creating year-round usability, the room feels bright yet comfortable and connects seamlessly to the outdoor terrace through French doors.

STUDY

Positioned to the front of the home, the study enjoys a large window framing views across the front lawn towards the library and museum beyond. Ideal as a home office, reading room, or quiet retreat, it benefits from an attractive leafy outlook that gives the room a calm and settled atmosphere.

UTILITY ROOM

The utility room continues the style of the kitchen with matching wall, drawer, and base units, together with a FRANKF sink and space and plumbing for laundry appliances. A separate external door provides direct access to the rear patio.









First floor

The first floor continues to benefit from underfloor heating throughout, with four well-appointed bedrooms offering flexible accommodation for families of all ages.

DOUBLE BEDROOM

A generous double bedroom fitted with wardrobes and enjoying a pleasant outlook across the front garden towards the library.

ENSUITE

Stylishly finished with stone-effect wall tiling and wood-effect porcelain floor tiles, the ensuite comprises a bath with rainfall shower and handheld attachment, RAK Ceramics WC, floating drawer unit with sink, illuminated mirror, vanity storage, heated towel rail, and linen cupboard. A secondary door also provides access from the landing.

DOUBLE BEDROOM

A further double bedroom with wardrobes that will remain with the property, creating practical ready-to-use accommodation.





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DOUBLE BEDROOM

Another spacious double bedroom with fitted wardrobes, drawers, and vanity desk, together with a large front-facing window enjoying leafy views towards the museum and library.

ENSUITE

This modern ensuite features a rainfall shower with handheld attachment, bowl sink mounted on a floating drawer unit, WC, heated towel rail, bathroom cabinetry, and sliding-door wardrobe/linen cupboard.

SINGLE BEDROOM

A comfortable single bedroom with fitted wardrobes and a large window overlooking the attractive surroundings to the front of the property.





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Gardens and grounds

FRONT GARDEN

The property occupies a particularly attractive setting opposite the local library, museum, and nearby parkland, creating a sense of openness rarely found so close to the centre of town.

The front garden is mainly laid to lawn and bordered by mature trees and shrubs, while gated access is available down both sides of the house leading to the rear.

‘I go for a walk every morning around the park – it’s a lovely ritual. Everything looks beautiful, and in spring there are lots of blossoms.’

Current homeowner

REAR GARDEN

To the rear, the south-facing garden provides a low-maintenance yet inviting space. Indian sandstone paving provides a generous area for seating and entertaining, bordered by established planting and shrubbery, while mature wisteria climbs elegantly along the walls.

The property benefits from shared driveway access behind automatic entrance gates, with ownership extending halfway across, leading to the substantial double garage, generous covered car port, and EV charging point (owned outright).

The double garage offers excellent versatility beyond vehicle storage, benefiting from an automatic door, power, lighting, plumbing, and a sink unit with cold water supply – ideal for hobbies, workshop use, or practical family living.

The adjoining car port features an impressive high roofline, creating a versatile covered area that could equally serve as sheltered outdoor entertaining space, a drying area, or a protected play space for children.







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.

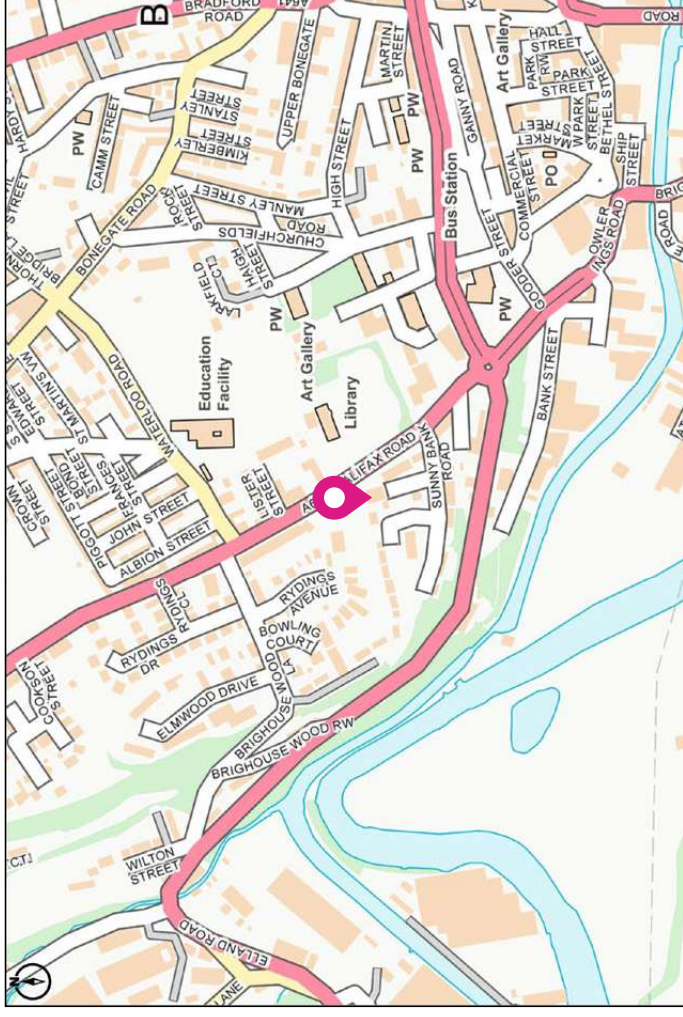
TENURE	Freehold
CONSTRUCTION	Stone, with slate roof
PROPERTY TYPE	Detached
PARKING	Space for three cars in the car port, three on the driveway, and two in the garage
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	B
ELECTRICITY SUPPLY	10-12 solar panels (owned outright), with excess energy sold back to Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas-fired underfloor heating system throughout both floors
BROADBAND	EE
MOBILE SIGNAL	Good outdoor and in-home on most networks (Ofcom Mobile Coverage Checker)

Further enhancing the home's efficiency credentials are approximately 10–12 solar panels with battery storage located in the loft. The current owner advises annual savings of approximately £2,000, in addition to around £700 per year in electric vehicle charging savings. The property also benefits from PVCu double glazing throughout and a centralised vacuum system, further contributing to the home's comfort and practicality.

Location

Perfectly positioned, 35 Halifax Road is a short walk from Brighouse town centre, offering a wide range of shops, cafés, and restaurants. The train station provides direct links to Leeds, Manchester, and London, while the nearby M62 ensures easy access for commuters. Well-regarded schools are close at hand, alongside local parks, leisure facilities, and countryside walks.

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



Get in touch to arrange your private tour today.



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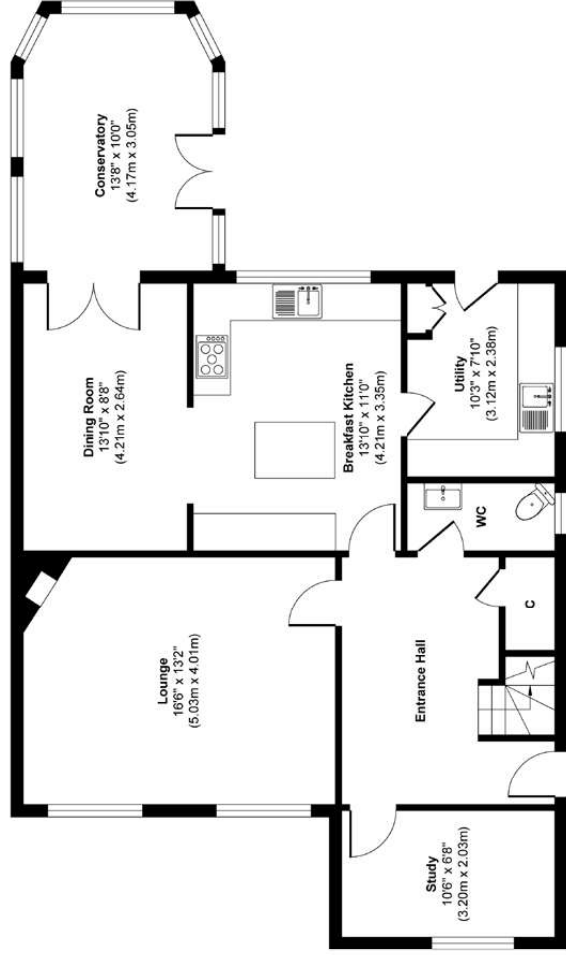
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Floor plans

Ground floor

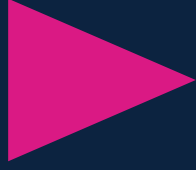


First floor



Total approximate floor area:
2,212 sqft (205.56m²)
 (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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