



**The Shears Halifax Road, Liversedge WF15 6NR**



**welcome to**

**The Shears Halifax Road, Liversedge**

Welcome to The Shears, An exceptional opportunity to purchase one of just two individually designed executive detached homes positioned on Halifax Road in the highly desirable town of Liversedge. These impressive homes combine modern family living with stunning views over Spenn Valley



## More About The Layout Ground Floor

The ground floor is centred around a stunning open-plan kitchen, lounge and dining space, extending the full depth of the property and measuring over 33ft in length. This impressive room forms the heart of the home, providing a fantastic space for everyday family living as well as entertaining.

The kitchen is designed with modern living in mind, offering ample storage and workspace alongside a large central island, while the lounge and dining areas provide flexible space with natural light flowing through the property.

To the rear of the ground floor is a separate utility room, ideal for laundry and additional storage, along with a downstairs WC. The entrance lobby and staircase create a welcoming arrival point and provide access to the first floor.

## First Floor

The first floor provides three well-proportioned double bedrooms, making this level ideal for growing families.

Bedroom two benefits from a private en-suite shower room, while bedrooms three and four are served by the stylish family bathroom which includes both a bath and separate shower. Each bedroom has been designed with space for fitted wardrobes, creating practical storage solutions throughout.

## Second Floor

Occupying the entire second floor is an impressive principal bedroom suite, creating a peaceful and private retreat.

This spacious bedroom benefits from a large walk-in wardrobe/dressing area, useful storage space and a modern en-suite bathroom, offering a luxurious and secluded space away from the rest of the home.

## Outside

Externally the properties benefit from generous parking areas and private gardens, with the rear aspects enjoying open views across the Spen Valley countryside. The traditional stone style construction ensures the homes sit comfortably within the surrounding character of Liversedge while offering all the benefits of a newly built property.

## A Rare Opportunity

New build homes of this size and specification rarely become available in such an established and desirable location. Combining modern design, generous living space and stunning valley views, these homes present a superb opportunity for buyers seeking a high-quality family property in the heart of West Yorkshire.

## Plot 1 - Design Your Own Home

Buyers reserving plot one early may have the opportunity to personalise their home by selecting kitchen finishes, worktops and bathroom fittings. Subject to build stage, there may also be scope to amend aspects of the internal layout, allowing purchasers to tailor the property to suit their lifestyle.

## The Location

Liversedge forms part of the historic Spen Valley, a highly sought-after residential area in West Yorkshire known for its balance of countryside surroundings and excellent commuter connections.

Halifax Road offers a particularly appealing setting, with the homes positioned to take advantage of open views across the valley, creating a sense of space and privacy rarely found in such a convenient location.

The area is well served by a variety of local amenities including independent shops, cafés and leisure facilities, while nearby towns such as Cleckheaton, Brighouse, Huddersfield and Leeds are easily accessible. For commuters, the M62 motorway

network is within easy reach, providing excellent connectivity across West Yorkshire and beyond.

Families will also appreciate the proximity to well-regarded local schools, including Down Valley High School, which is located nearby and serves the local community, along with a number of respected primary schools within the surrounding area.

## Digital Images

Digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings and come and have a look for yourself!

## Kitchen Specification

High quality German kitchen  
Neff integral full height pantry fridge  
Neff integral full height pantry freezer  
Neff Integral dishwasher  
Neff Integral double oven  
Neff combination microwave oven  
Neff Hide & Slide warming drawer  
Neff Induction hob with built in extractor  
Neff integrated 600 dishwasher

## Utility Room

Sink & Drainer  
Space for a freestanding washing machine  
Space for a freestanding dryer

## Bathrooms & Ensuites

Fully panelled walls  
Vanity unit storage  
White sanitary ware  
Chrome fittings  
Matching heated towel radiator  
Concealed WC with wall mounted fittings  
Walk in showers to en suites  
Contemporary bath to house bathroom



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## The Shears Halifax Road, Liversedge

- Four Double Bedrooms & Two Ensuites
- Upgraded Fitted Wardrobes Included (Plot 2)
- Neff Integral Appliances Throughout
- Open Plan living
- Views Over Spen Valley

Tenure: Freehold EPC Rating: Exempt

from

**£450,000**



Please note the marker reflects the postcode not the actual property

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