

Charnock Bates





# • 365 • Halifax Road

## Liversedge

Occupying a set-back position with truly wonderful views to the south-facing rear aspect, 365 Halifax Road is an impressive stone-built detached family home offering generous and well-presented living accommodation over three floors.

Internally, the property briefly comprises; entrance vestibule/utility, living kitchen, inner hallway, cloakroom with w/c, snug, integral garage and lounge to the ground floor, principal bedroom with walk-in-wardrobe and en-suite, four further bedrooms, house bathroom and separate shower room to the first floor and two further bedrooms and bathroom to the second floor.

Externally, to the front of the property, a gated driveway provides off-street parking for six cars, leading to the integral garage with power, lighting and up-and-over door. To the rear, an enclosed south-facing garden has a raised decked terrace and generous lawn, backing on to open countryside.

### Location

Liversedge is a sought-after and convenient location with excellent M62 access to the cities of Leeds, Manchester, Wakefield and Bradford. It is also close to the centres of Huddersfield, Halifax, Brighouse and Mirfield where there are a variety of local amenities such as shops, bars, restaurants, supermarkets, sports centres, and banks. There are some fantastic bars with eateries nearby and superb country walks through the ancient Kirklees Estate and nearby farmland. Willow Valley Golf Club is a short distance away. Railway stations in Huddersfield, Mirfield and Brighouse access the cities of Leeds, Manchester, Bradford and London. Access to both Manchester International Airport and Leeds Bradford Airport.

### General Information

Access is gained into the entrance vestibule with built-in cloak cupboard, then leading through to the utility room. The utility offers a range of high-gloss wall and base units with contrasting worksurfaces incorporating a

stainless-steel sink with mixer-tap, and with a two-ring electric hob, wine-cooler, dryer, fridge freezer and space and plumbing for a washing machine.

The first door to your right takes you through to the living kitchen which is the real heart of the home, complimented by a multi-fuel burner within a recess to the focal point and French doors leading out to the rear garden creating the perfect entertaining space.

The kitchen offers a central island with breakfast bar and solid oak worktop, and a range of bespoke shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink with mixer-tap and hand-held attachment. Integrated appliances include a Neff oven, combination oven and five-ring gas hob, and a dishwasher and fridge freezer.

Leading off the living kitchen is an inner hallway which has a staircase rising to the first floor and benefits from a cloakroom with w/c and wash-hand basin. A door accesses the integral garage with power, lighting and electric up-and-over door.

Also accessed from the inner hallway is a further versatile reception room, currently used as a snug, offering the option to use as a dining room, study or bedroom to suit a family's needs. French doors lead out to the rear garden.

Completing the ground floor accommodation, the spacious lounge benefits from dual-aspect windows flooding the room with natural light while enjoying an outlook into the garden and countryside beyond. French doors allow access to the rear garden.

Rising to the first-floor landing, the impressive principal bedroom is a great space, boasting French doors leading out to a balcony with spindle balustrade, taking advantage of the far-reaching views. The principal bedroom also benefits from a dressing room with built-in wardrobes and



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