



23 Halifax Road
Brighouse, HD6 2AA

A substantial Victorian residence with six bedrooms, period elegance, and contemporary upgrades – just moments from the heart of Brighouse



Charnock Bates

The Country, Period & Fine Home Specialist





23 Halifax Road
Brighouse
HD6 2AA

Guide price: £535,000

At a glance

- Handsome Victorian end-terrace with six bedrooms
- High ceilings, cornicing, stained glass, and original fireplaces
- Contemporary kitchen with breakfast bar and range cooker
- Two spacious reception rooms with period detailing
- Luxury family bathroom and stylish ensuite with feature fittings
- Dormer conversion providing two further double bedrooms
- South-facing courtyard with parking for four cars and EV charging point
- Opposite library and gardens, and a short walk into town
- Excellent commuter links, with rail and motorway access nearby
- Extended and underpinned, with guarantees and warranties in place

Charnock Bates





A substantial Victorian residence with six bedrooms, period elegance, and contemporary upgrades – just moments from the heart of Brighouse

Set within walking distance of Brighouse town centre, this handsome Victorian end-terrace offers a rare combination of grandeur, character, and modern convenience.

Extending across three spacious floors (or four including the cellar) with a spacious dormer conversion, the home has been thoughtfully updated to a high specification with quality workmanship, while retaining many original features.

High ceilings, stained glass windows, ornate fireplaces, and decorative cornicing showcase the home's heritage, while recent improvements include a beautifully-styled kitchen and luxurious bathrooms. Warranties cover the structural works, glazing, plumbing, electrics, and heating, providing peace of mind for modern living.

This is an elegant family home, equally suited to entertaining, home working, and multigenerational living, all within an enviable location directly opposite Smith Art Gallery, Brighouse library, and Rydings Park.



Ground floor

Entrance and hallway

A light and welcoming entrance, with a striking double-height window and original stained glass door setting the tone for the home's period elegance.

Kitchen

Bright and spacious, with dual-aspect windows, Shaker-style cabinetry, contrasting worktops, and a breakfast bar for three. Included in the sale are a fridge freezer, dishwasher, and Belling range cooker with extractor. A bespoke stained glass door opens to the utility room.

Utility

Practical and stylish, with matching units, tiled splashbacks, character floor tiles, and space for laundry appliances.

WC

A handy downstairs WC with toilet and sink.

Dining room

A refined reception space, with large bay window looking across to Smith Art Gallery, stained glass detail, decorative fireplace with carved wood surround, and discontinued Liberty print wallpaper adding an elegant touch.

Lounge

Warm and inviting, with French doors to the rear courtyard, a cast iron fireplace with (original Victorian tiled base is underneath the modern base), and stylish recessed alcoves – one featuring built-in storage.

Basement level

Cellar

Useful storage space.











First floor

Family bathroom

Luxurious freestanding bath, separate shower, toilet, sink, and heated towel rail.

Bedroom one

The largest bedroom, with a cast iron fireplace and a large bay window overlooking the Smith Art Gallery gardens.

Bedroom two

A spacious double with ceiling rose and large window featuring a stained glass panel.

Bedroom three

A cosy double bedroom with a cast iron fireplace and large window.

Bedroom four

Another cosy double, featuring a glazed door with stained glass panel opening to a balcony with leafy views across the gardens.

WC

With a sink and toilet.







Second floor

A superb dormer conversion with full-height ceilings throughout.

Bedroom five

A luxurious retreat with space for a super-king bed, fitted wardrobes, eaves storage, air conditioning, and leafy outlooks.

Bathroom

Beautifully appointed, with rainfall shower, freestanding bath, brass-effect fixtures, bowl sink featuring a hand-painted octopus, heated towel rail, and illuminated mirror with charging point for electric toothbrush.

Bedroom six

Currently an office, with Studio Coverdale wallpaper, dimmer lighting, and air conditioning.







Externals

Front

A pretty garden with flowers and shrubbery, set opposite Brighouse library and gardens – just a short stroll from the town centre.

Rear

A south-facing flagged courtyard with planting, seating space, and off-road parking for four vehicles. Fitted with an Ohme 7kWh EV charging point. Potential exists to landscape further for a dedicated garden.







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.

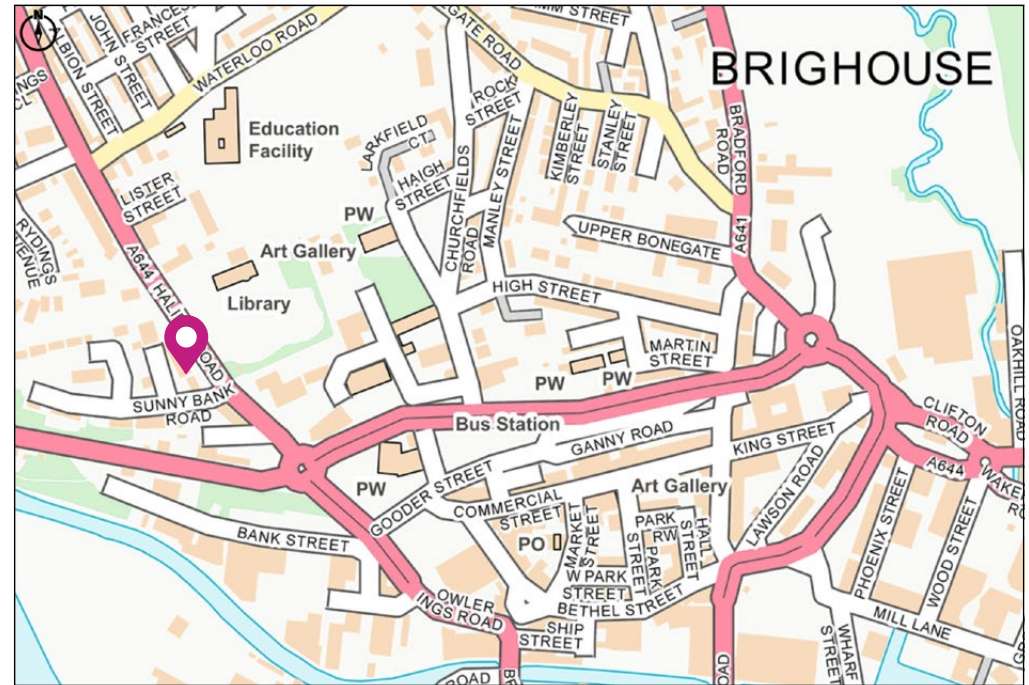
TENURE	Freehold
CONSTRUCTION	Stone and brick
PROPERTY TYPE	End terrace
PARKING	Driveway with space for around four cars Ohme 7kWh EV vehicle charging and an 8m cable
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	OVO Energy
GAS SUPPLY	OVO Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas and electric central heating New boiler installed with a 10-year warranty Air conditioning in loft (two rooms)
BROADBAND	Virgin Fibre, 1000 Mbps
MOBILE SIGNAL	Good coverage

Location

Perfectly positioned, 23 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 appreciate the scale, style, and unique character of this exceptional home.



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



Basement

Ground floor

First floor

Second floor

Charnock Bates



Total approximate floor area:
2,947 sqft (273.96m²)

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

