



365 Halifax Road
Liversedge, WF15 8DU

A spacious family retreat with beautiful
south-facing views



Charnock Bates

The Country, Period & Fine Home Specialist





365 Halifax Road
Liversedge
WF15 8DU

Guide price: £795,000

At a glance

- Available with vacant possession
- Stunning countryside views
- South-facing rear garden
- Approximately 3,361 sq ft of living space
- Three reception rooms, three bathrooms, and seven spacious bedrooms
- Principal double bedroom suite with balcony, dressing room, and ensuite
- Well-presented throughout
- Integral garage and driveway for up to six cars
- Versatile three-floor layout
- Sought-after commuter location

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A spacious family retreat with beautiful south-facing views

Set back from the roadside and framed by open countryside, this impressive stone-built home offers over 3,300 sq ft of generous, well-planned accommodation arranged over three floors. Designed for family life and effortless entertaining, it combines bright, versatile living spaces with far-reaching views and a truly inviting south-facing garden.



Ground floor

A practical entrance vestibule leads into a spacious utility space, fitted with sleek cabinetry and contrasting worktops – ideal for busy households.

At the heart of the home, the impressive living kitchen offers a warm and sociable space centred around a multi-fuel burner. A central island with breakfast bar, bespoke shaker cabinetry, and quality Neff appliances create a stylish cooking environment, while French doors open directly onto the terrace for relaxed indoor-outdoor living.

An inner hallway provides access to a cloakroom, the integral garage and a versatile snug – equally suited as a family room, playroom, home office, or occasional bedroom – with French doors inviting you straight out to the garden.

Completing the ground floor, the dual-aspect lounge offers a calm, spacious setting to unwind, filled with natural light and designed to take full advantage of the views.











First floor

The principal bedroom enjoys a wonderful sense of sanctuary, complete with French doors opening to a private balcony overlooking rolling fields. A walk-in wardrobe and modern ensuite with double rainfall shower add an everyday touch of luxury.

Four further bedrooms offer flexibility for family living, guest accommodation, or work-from-home space. Three enjoy the south-facing aspect and open countryside views. A stylish house bathroom with overhead shower, plus a separate shower room with double rainfall shower, serve this floor.

Second floor

A hidden staircase leads to the top floor, where two further double bedrooms with Velux skylights and eaves storage create a quiet, tucked-away retreat. A contemporary bathroom completes the accommodation, offering additional flexibility for growing families or multi-generational living.











Externals

Gates open to a generous driveway with parking for approximately six cars, leading to the integral garage for secure storage or an additional car.

To the rear, a raised decked terrace flows from the lounge, snug and living kitchen – perfect for long summer evenings, barbecues, and relaxed alfresco dining. The spacious south-facing lawn stretches towards open countryside, creating a peaceful, private outdoor haven for families to enjoy.







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.

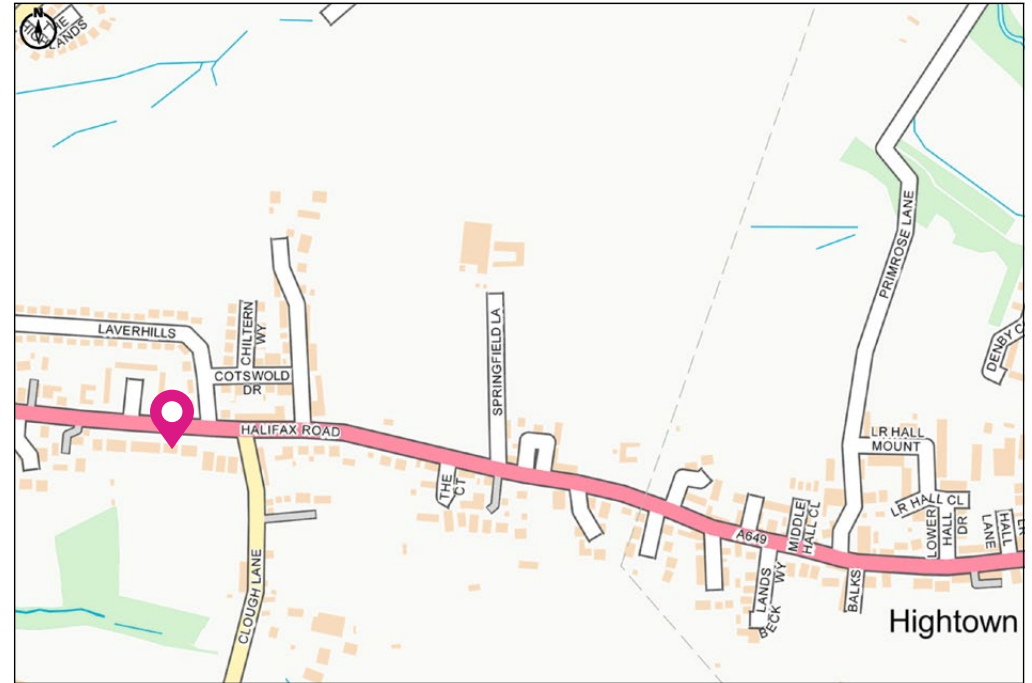
TENURE	Freehold
CONSTRUCTION	Stone built, with Rosemary clay roof tiles
PROPERTY TYPE	Detached
PARKING	Integral garage for one car, and driveway parking for approximately six cars
LOCAL AUTHORITY	Kirklees
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Utility Warehouse
GAS SUPPLY	Utility Warehouse
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Utility Warehouse Ultra+, 100-800 Mbps
MOBILE SIGNAL	Good coverage

Location

Liversedge offers an ideal blend of countryside surroundings and everyday convenience. Its excellent transport links provide swift access to the M62 corridor, connecting Leeds, Manchester, Bradford, and Wakefield with ease. Nearby towns such as Mirfield, Brighouse, Huddersfield, and Halifax offer a wide choice of shops, restaurants, cafés, supermarkets, and leisure facilities.

For those who enjoy the outdoors, scenic walks through the historic Kirklees Estate and surrounding farmland are close by, while Willow Valley Golf Club is only a short distance away. Rail connections from Huddersfield, Mirfield, or Brighouse provide direct links to major northern cities and London, and both Manchester International Airport and Leeds Bradford Airport are within easy reach.

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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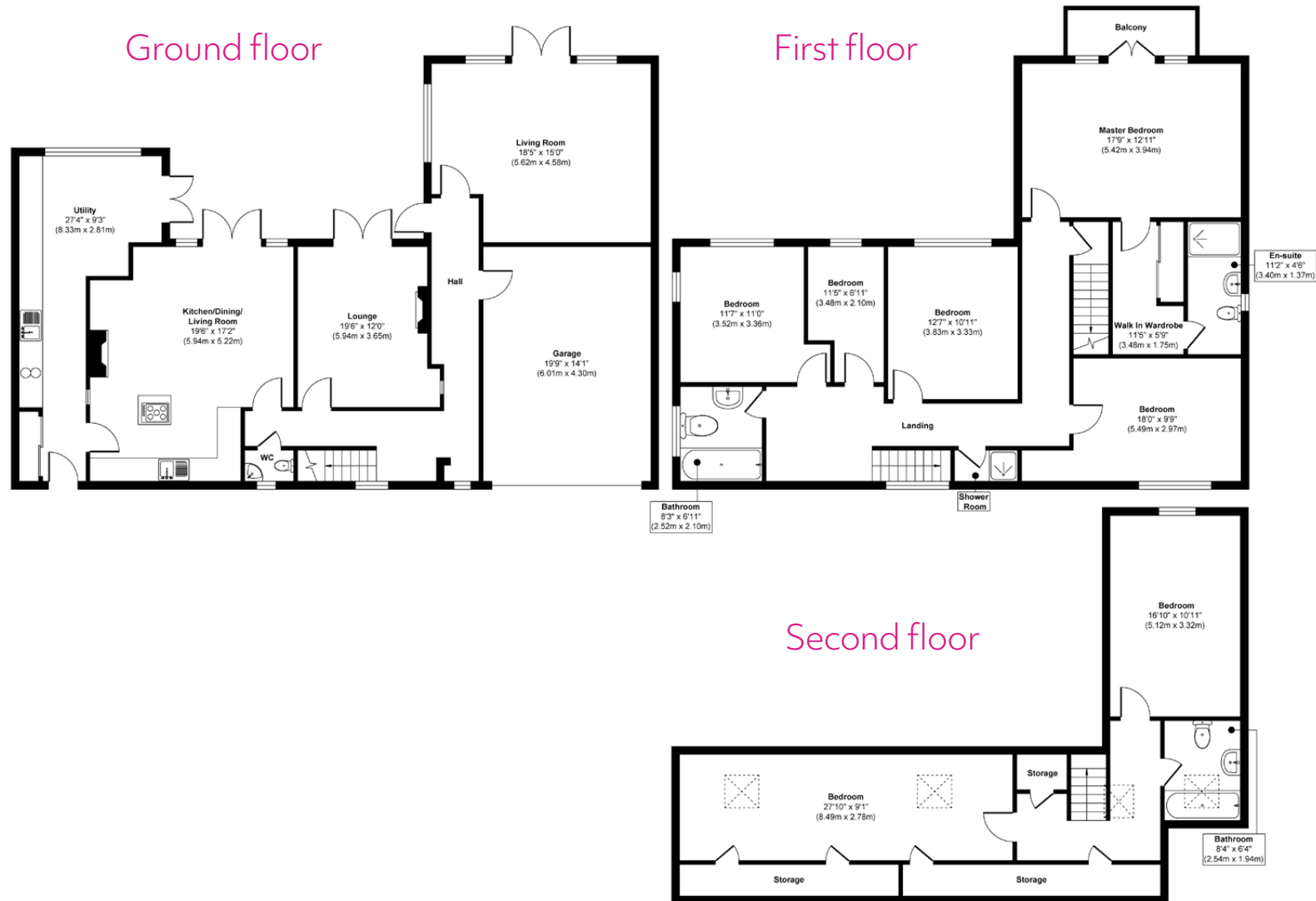
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Floor plans



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Total approximate floor area:
3,361 sqft (312.40m²)
 (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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