



377c Halifax Road, Hightown, Liversedge, WF15 8DU
Asking Price: £925,000

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STUNNING DETACHED family home offering FIVE ENSUITE BEDROOMS & sitting on a plot of c. 0.85 acres with FAR REACHING RURAL VIEWS. Located in the popular Hightown area on a select, private gated development this fabulous home impresses on all fronts. Arranged over three floors with an open plan living kitchen & orangery opening onto the rear garden and large master bedroom with dressing room & stunning ensuite. Further comprises hallway, lounge, dining room, study, utility room, wc, four further ensuite bedrooms with second floor bedroom five/games room & shower room. Stunning lawned gardens which slopes down to a wooded stream with driveway access for a potential paddock along with ample driveway parking & double garage. EPC - B.



Hallway Timber balustrade to staircase and useful cloaks cupboard.

Lounge 19' x 14'1" max (5.8m x 4.3m max)
Feature limestone fireplace with 'Alpine' contemporary style log burner.

Dining Room 13'5" x 9'6" (4.1m x 2.9m)

Study 11'6" x 8'6" (3.5m x 2.6m)

Kitchen Diner 28'7" x 12'2" max (8.7m x 3.7m max)
Modern range of wall and base units incorporating quartz work top, inset sink, island unit and breakfast bar. Three double electric ovens, microwave and plate warmer with induction hob and extractor. Integral dishwasher and space for US style fridge freezer. Parquet timber flooring.

Orangery 14'1" x 12'6" (4.3m x 3.8m)
Having bi-folding doors to patio and garden and open to kitchen. A truly stunning place to sit and relax and enjoy the far reaching views.

Utility Room 13' x 5'7" max (3.96m x 1.7m max)







Sink unit and work tops, plumbing for auto washer, cupboard and side door.

Guest Cloakroom Having vanity sink and wc, tiled walls and floor, chrome heated towel rail and vanity mirror.

Bedroom One 16'5" x 16'5" max (5m x 5m max)
Having French doors leading to balcony with glass balustrade. Walk-in wardrobe measuring 2.3m x 1.7m with built in shelving.

En Suite Three piece suite comprising of free standing bath with shower extension and central tap. Vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

Bedroom Two 12'10" x 11'6" max (3.9m x 3.5m max)
Having fitted wardrobes.

En Suite Three piece suite comprising glazed walk-in shower, vanity sink and wc. Tiling to walls and chrome heated towel rail.

Bedroom Three 15'1" x 14'9" max (4.6m x 4.5m max)
Having walk-in wardrobe.

En Suite Three piece suite comprising bath with shower over and glazed screen, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

Bedroom Four 16'5" x 14'1" max (5m x 4.3m max)

En Suite Three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

Bedroom Five/Games Room 19' x 16'1" (5.8m x 4.9m)
Second floor room ideal for teenagers with useful storage cupboard.

En Suite Three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and chrome heated towel rail.

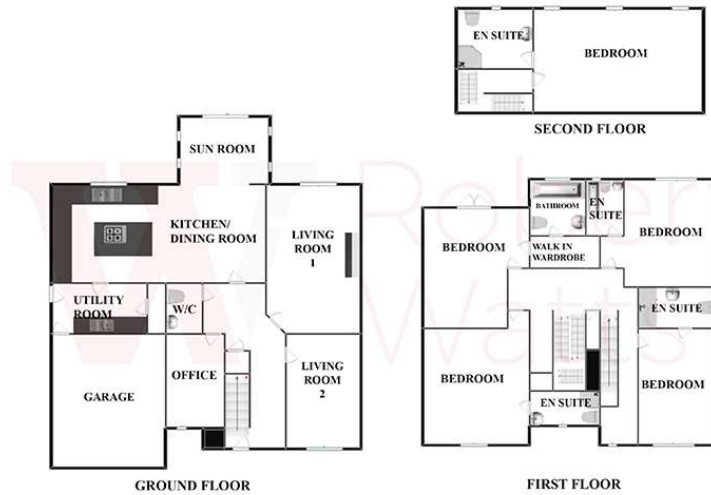
Exterior The property sits on a large plot of circa. 0.85 acres and has South facing, far reaching rural views to the rear. Paved patio and graveled area leading down to a extensive lawned garden which slopes down to a wooded stream. This area offers potential to create a small paddock. Private driveway accessed via electric gates and shared by four properties. Ample driveway parking to front and side with double garage measuring 5.5m x 5.2m with electric door.

Tenure Freehold
Council Tax Band - F
EPC Rating - B

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not





AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

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