



The Shears, Halifax Road, Liversedge WF15 6NR

welcome to

The Shears, Halifax Road, Liversedge

Guide price £425,000 - £450,000 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.



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
Walk in double shower to House bathroom
LED mirror points

Heating & Insulation

Air source heat pumps boiler with digitally controlled gas central heating.
Independent heating controls for upstairs and downstairs
White radiators to all levels
Loft insulation in line with building regulations
Cavity wall insulation

Decoration Finish

Oak 'Dardogne' style doors with brushed ironmongery
Timber skirting boards with white eggshell paint to woodwork
Neutral Matt finish to walls & ceilings

Electrical Specification

Recess LED spots to kitchen, bathroom & ensuite
Pendant fitting to lounge, dining & bedrooms
Fibre Broadband
EV car charging point
Mains operated smoke detectors to hall and landing.
Heat alarm to kitchen



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The Shears Halifax Road, Liversedge

- Guide Price £425,000 - £450,000
- Four Double Bedrooms & Two Ensuites
- Upgraded Fitted Wardrobes Included (Plot 2)
- Neff Integral Appliances Throughout
- Open Plan living

Tenure: Freehold EPC Rating: Exempt

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DWS117937 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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