



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

# Newton Close, Lightcliffe, Halifax

Offers In The  
£548,500

- Sought-After Village Location
- Spacious, Light-Filled Interiors
- Modern Open-Plan Kitchen
  - Enclosed Private Garden
- Extended Private Driveway
  - Detached Garage

Positioned on a quiet and exclusive residential close in the heart of Lightcliffe, this thoughtfully designed detached home offers a perfect blend of fresh, contemporary living and village charm. With bright, well-proportioned spaces and a high standard of finish throughout, it's a fantastic option for anyone looking for a low-maintenance, move-in-ready, family home.



This stone built 4 bedroom detached executive home is an ideal purchase for the growing family.

The welcoming and wide entrance hall leads to a spacious lounge with a wide bay window and a feature modern fireplace, beneath a bespoke media wall, with contemporary panelling ideal for relaxed and entertaining evenings. A separate study at the front of the house provides a quiet space for remote working or hobby space, while a ground floor WC with built-in storage adds everyday convenience.

At the rear of the home, glass-panelled doors open into a sleek open-plan kitchen and dining area—perfect for entertaining or enjoying family life. This light-filled space features contemporary units, high-spec integrated appliances. A separate utility room offers extra worktop space, cabinetry, and plumbing for laundry essentials with further access to the rear.

French doors extend the kitchen/dining space into the garden, where you'll find a private patio, lawn, and mature planting—ideal for summer evenings or weekend relaxation. The garden also includes access through a secure side gate to a detached garage where the private driveway has been extended to accommodate 3 to 4 vehicles. There is additional unrestricted parking on the street adjacent to the drive.

Upstairs, a spacious landing connects four bedrooms, including a generous main suite with 2 sets of built-in wardrobes and a private shower room. Two further double bedrooms also have ample room for freestanding furniture, while the fourth room works well as a nursery, study, or guest space. A stylish family bathroom completes the upper floor, offering both a bath and separate shower.

Tucked away at the end of a peaceful cul-de-sac in the well-regarded village of Lightcliffe, the home is in a prime location. Families will appreciate the close proximity to Lightcliffe C of E Primary School and the highly regarded Hipperholme Grammar, while nearby Lightcliffe Park and open countryside provide plenty of opportunities for outdoor recreation.

A wide range of amenities including shops, cafés, and eateries can be found just minutes away in Hipperholme, Brighouse, and Halifax.

For commuters, regular train services from Brighouse and Halifax connect easily to Leeds, Bradford, and Manchester, and the M62 is under a 10-minute drive—making travel across West Yorkshire convenient.

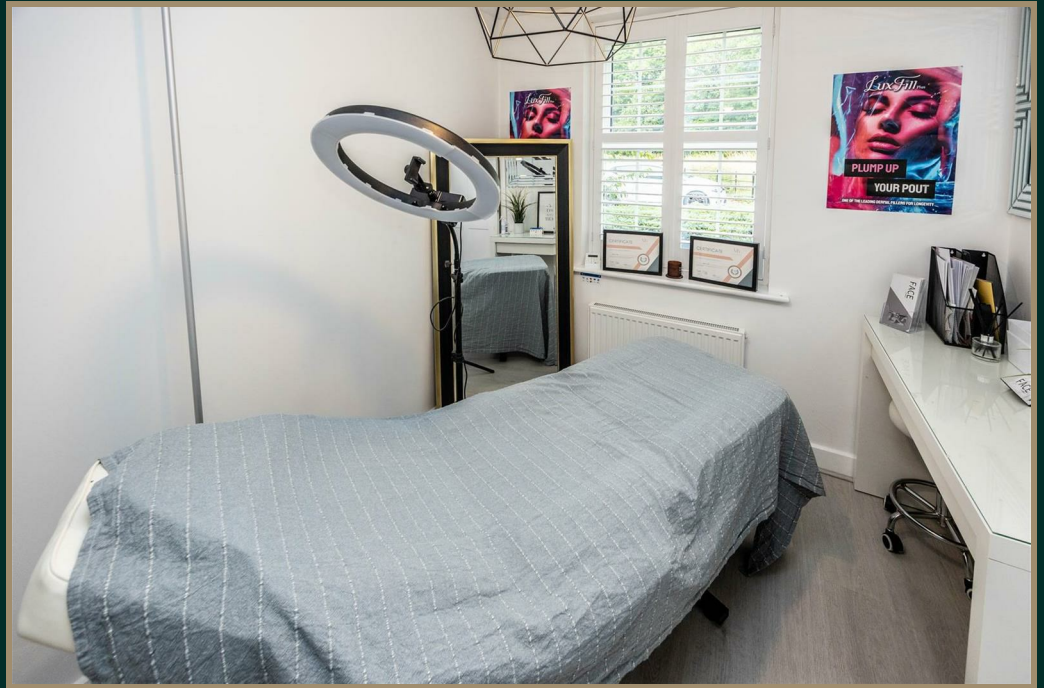
Agent Notes & Disclaimer





The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





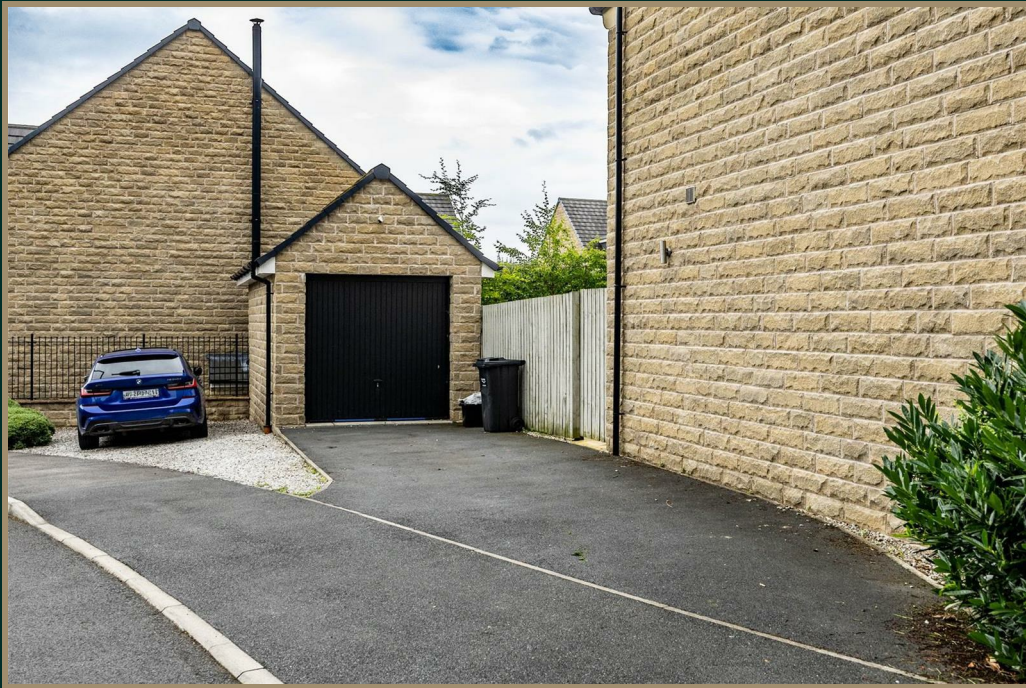




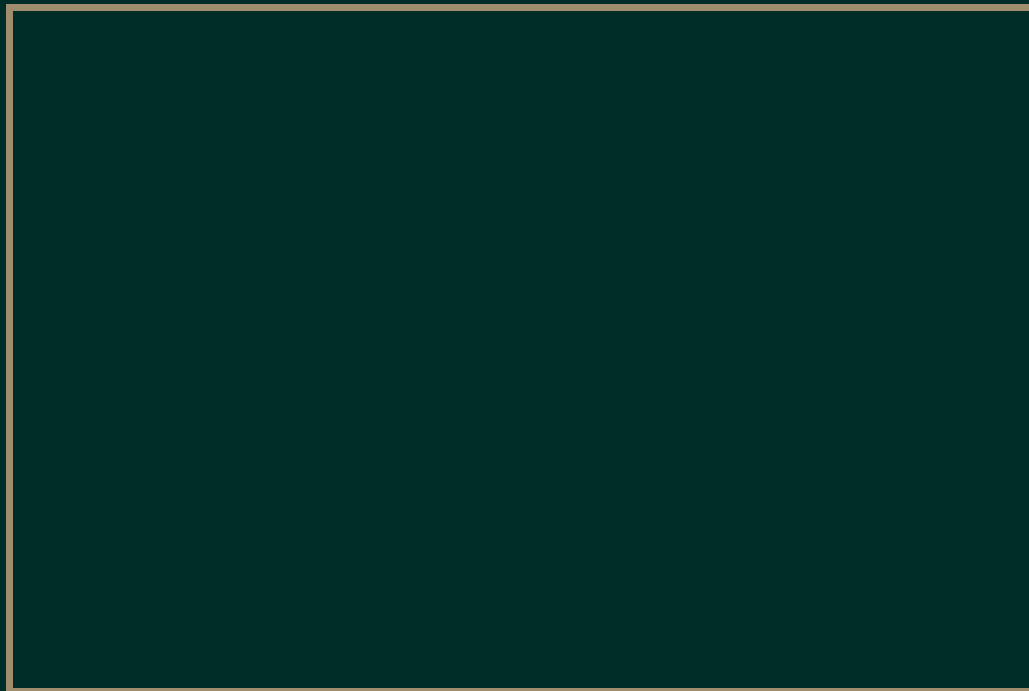








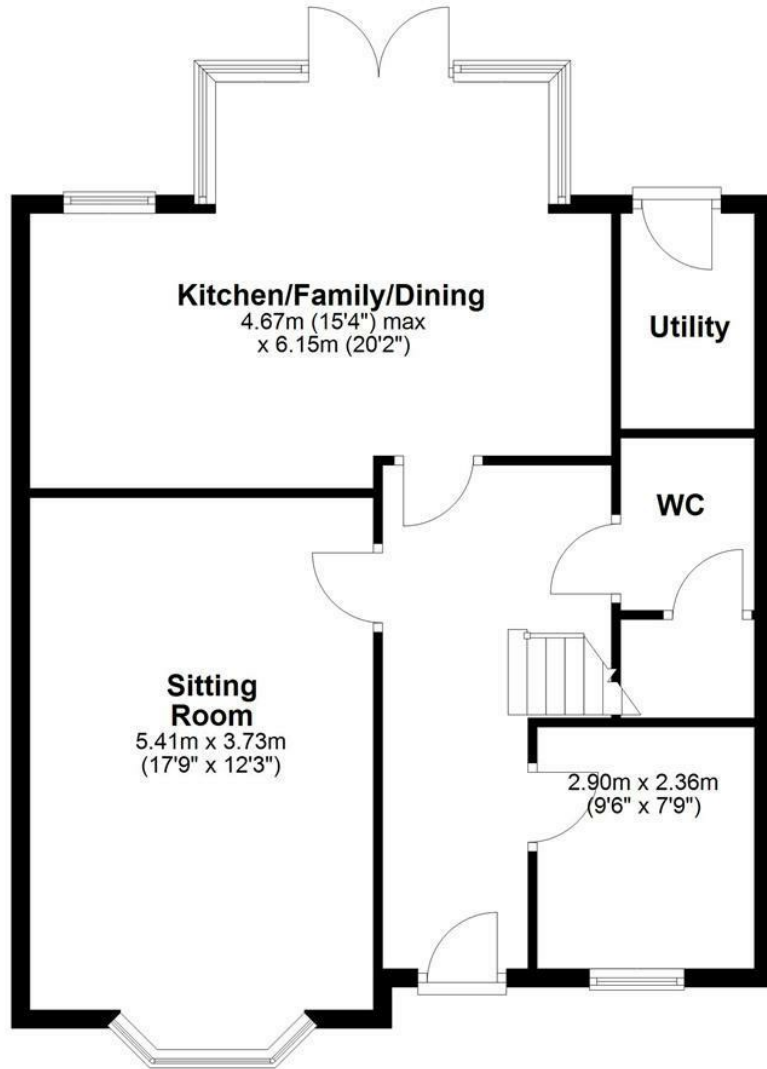






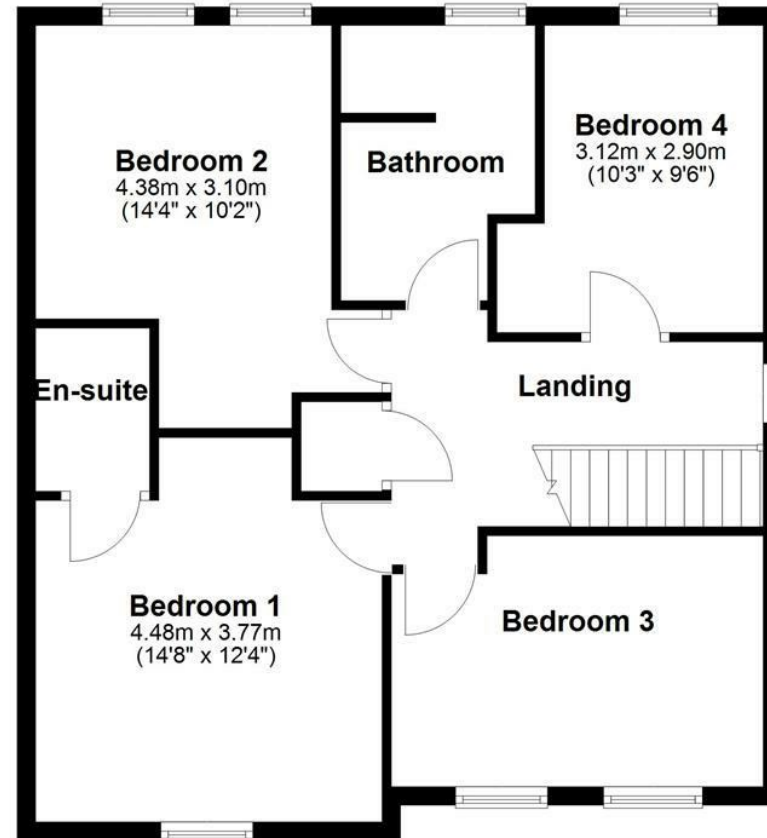
### Ground Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



### First Floor

Approx. 73.4 sq. metres (790.4 sq. feet)



Total area: approx. 145.3 sq. metres (1563.5 sq. feet)



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To view Newton Close, Lightcliffe, Halifax  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)