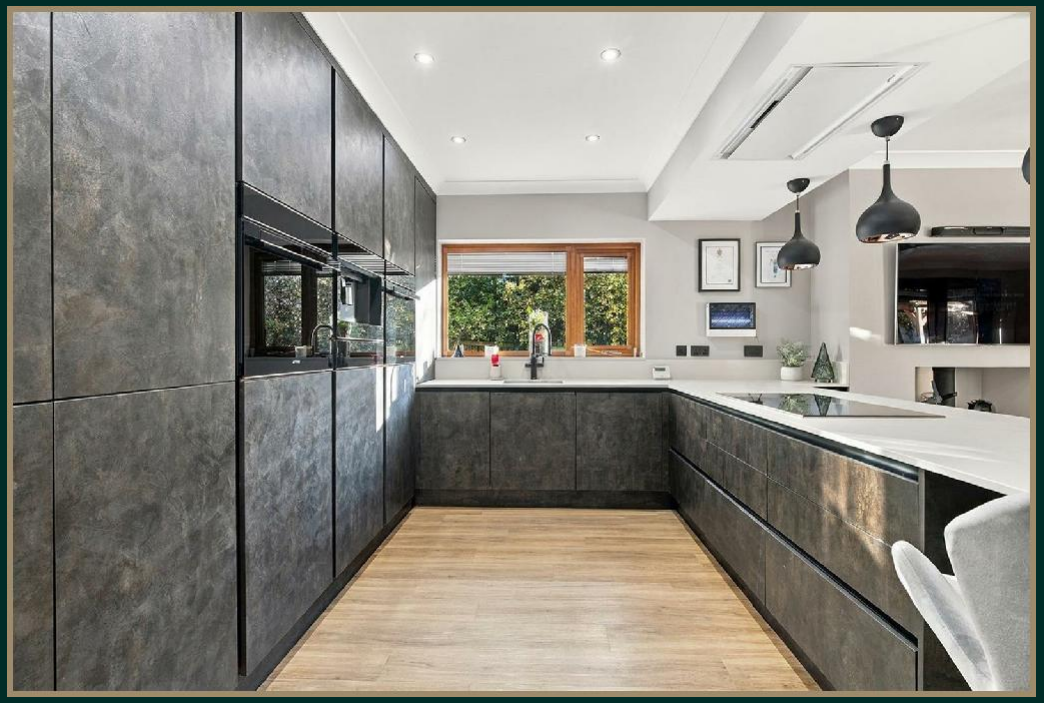


YORKSHIRE'S
FINEST
HOMES COLLECTION





Leeds Road, Liversedge

Offers In The Region Of
£795,000

A substantial five-bedroom executive detached residence, beautifully presented throughout and offering an impressive blend of contemporary styling, generous proportions and thoughtfully designed family accommodation.

Occupying an attractive position in Liversedge, this outstanding home provides versatile living space ideally suited to modern family life. The interior is complemented by a high-quality specification, including a beautifully appointed kitchen and family room, an impressive principal bedroom suite, dedicated office or additional reception room and a recently fitted family bathroom.

Externally, the property continues to impress, with an extensive driveway approached through electric gates, a double garage and beautifully arranged gardens. The rear garden is particularly well suited to entertaining, featuring a generous resin terrace, covered hot tub and a superb bespoke garden bar – creating an enviable setting for relaxing with family and hosting friends.

5 3 3

Ground Floor

Entrance Hall

Accessed via a contemporary front entrance door, the welcoming hallway immediately sets the tone for the quality of accommodation throughout. Finished with luxury vinyl flooring, the space features an impressive oak staircase with glazed balustrade rising to the first-floor landing. Oak-panelled doors provide access to the principal ground-floor rooms, while a useful cloakroom/WC is conveniently positioned off the hallway.

Living Room

A generously proportioned reception room featuring a UPVC bay window overlooking the front elevation, allowing natural light to fill the space. To the rear, French doors provide direct access to the terrace and garden, creating an attractive connection between the indoor and outdoor living areas. Further features include decorative coving, a feature fireplace and double doors opening back to the entrance hall.

Cloakroom / WC

A stylish and well-appointed cloakroom featuring a concealed-cistern WC and contemporary vanity wash basin with useful storage beneath. A mirrored wall cabinet provides additional storage, complemented by LED lighting, half-tiled walls, a designer graphite-grey vertical radiator and an extractor fan. A frosted window provides natural light.

Study / Additional Reception Room

A versatile additional reception room, currently arranged as a home office but equally suited to use as a family room, playroom or formal sitting room. The room enjoys views over the rear garden through double-glazed windows and features carpeted flooring and decorative coving. Doors connect the room with both the hallway and the kitchen and dining area.

Open-Plan Kitchen, Dining and Family Room

Undoubtedly one of the highlights of this home, this impressive open-plan space has been designed around modern family living and entertaining.

The kitchen is fitted with an extensive range of contemporary wall and floor-mounted units, providing excellent storage and complemented by Dekton work surfaces. The specification includes an impressive collection of integrated Smeg appliances, including a built-in oven, combination microwave, coffee machine and dishwasher, together with an integrated fridge freezer. A Smeg induction hob is positioned beneath a concealed extractor, while additional features include integrated storage drawers and underfloor heating.

A cleverly concealed door provides access to the adjoining utility room, maintaining the clean, streamlined appearance of the kitchen.

The family and dining area offers ample space for comfortable seating and a substantial dining table. A feature wood-burning stove creates an attractive focal point, while wooden flooring and a series of windows overlooking the garden ensure the room feels light and welcoming. French doors open directly onto the rear terrace, making this an ideal space for both everyday family life and entertaining. A wine fridge completes the arrangement.

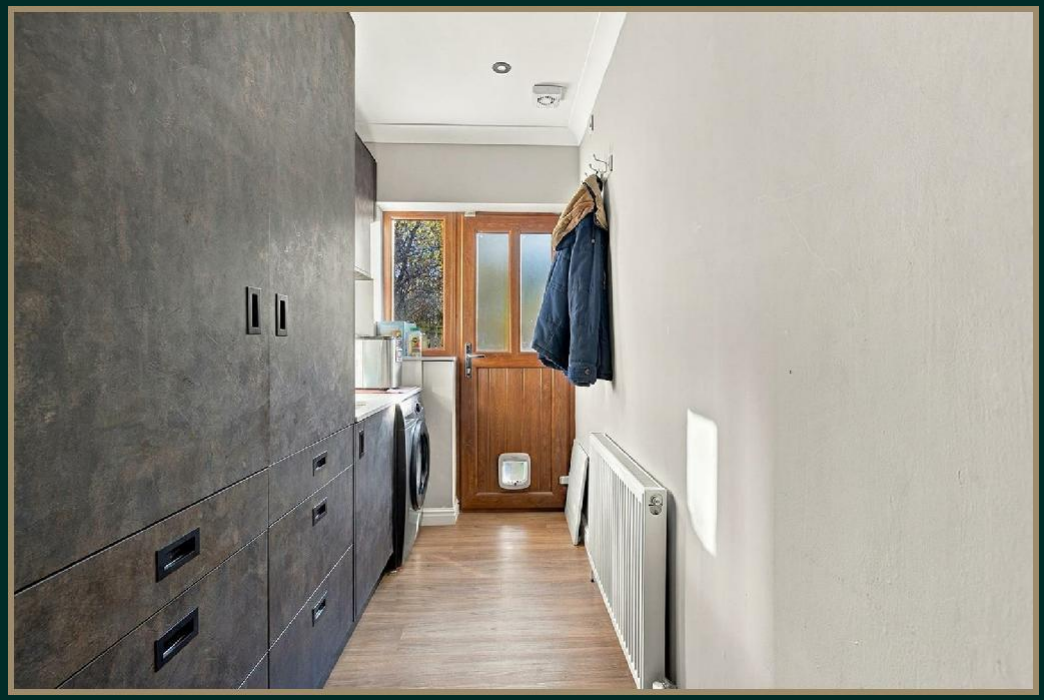
Utility Room

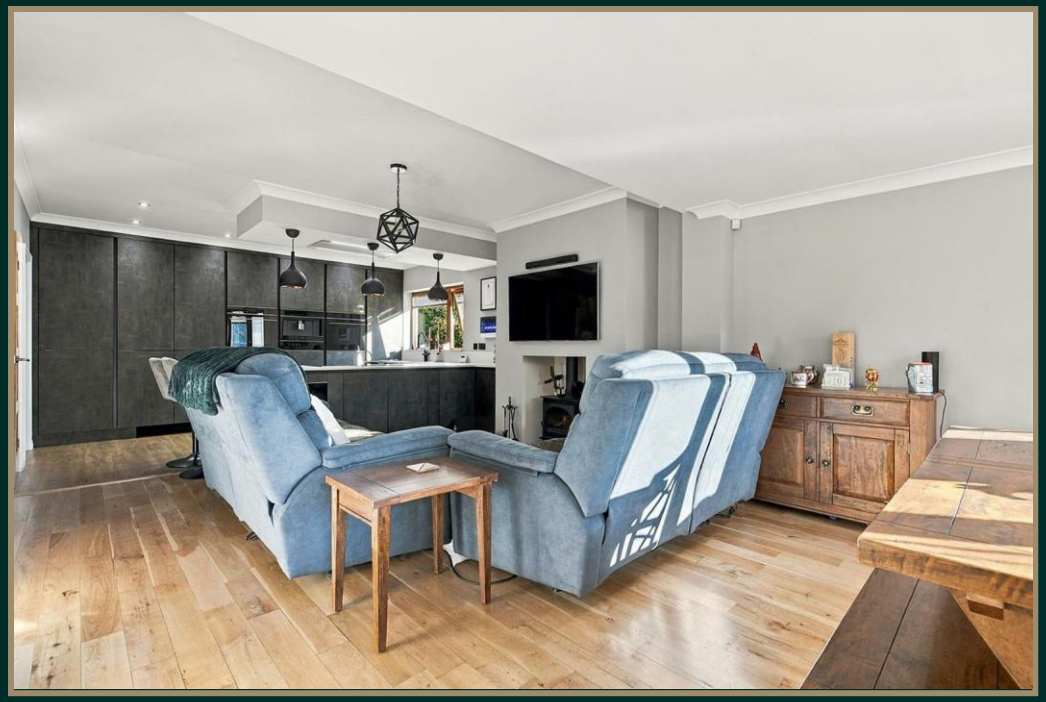
A practical and particularly well-equipped utility room, fitted with matching storage units, floor-to-ceiling cupboards, deep storage drawers and additional pantry-style cabinetry. There is provision for a washing machine, with matching work surfaces and further wall-mounted storage. Doors provide access to the garden and directly into the double garage.

Double Garage

The double garage benefits from recently fitted electric up-and-over doors, together with power and lighting. Offering excellent space for vehicle storage, hobbies or additional household storage, it provides a useful extension to the property's already generous accommodation.









First Floor

Landing

The oak staircase rises to a spacious first-floor landing, featuring a glazed balustrade and access to the bedroom accommodation and family bathroom. A loft access hatch is also provided.

Principal Bedroom Suite

An impressive principal bedroom suite, offering generous proportions and a pleasant outlook through a feature bay window overlooking the front of the property.
The bedroom opens into a dedicated dressing area, with fitted wardrobes positioned to either side, providing excellent hanging and storage space. A further door leads through to the private en-suite shower room.

Dressing Area

A thoughtfully arranged dressing area with fitted wardrobes to either side, offering an excellent combination of hanging space and bedroom storage.

En-Suite Shower Room

A generously proportioned en-suite featuring a large walk-in shower enclosure with thermostatic mixer controls and sliding glass doors. Further fittings include a concealed-cistern WC and contemporary vanity wash basin with storage beneath, together with additional wall-mounted storage cupboards. Luxury vinyl flooring, an extractor fan and frosted window complete the room.

Bedroom Two

A well-proportioned double bedroom featuring two windows overlooking the front of the property. The room benefits from fitted wardrobes and additional built-in storage drawers, together with a wall-mounted radiator.

Dressing Room

A useful dedicated dressing space, fitted with built-in storage cupboards and drawers, providing excellent additional wardrobe and organisation space.

En-Suite Shower Room

A contemporary shower room featuring a large walk-in shower enclosure with thermostatic mixer controls and handheld shower attachment. Further fittings include a low-level WC and vanity wash basin, complemented by metro-tiled splashback, vinyl flooring, roof window and extractor fan.

Family Bathroom

A beautifully appointed family bathroom, recently refitted with floor-to-ceiling porcelain tiling. The suite comprises a concealed-cistern WC, panelled bath with thermostatically controlled handheld shower, contemporary wall-mounted wash basin with designer brassware and useful storage drawer beneath. A mirrored wall cabinet and designer heated towel rail complete the high-quality finish.

Bedroom Three

A spacious double bedroom with carpeted flooring and fitted wardrobes arranged around the bed, together with additional fitted storage drawers. A window overlooks the rear garden.

Bedroom Four

Currently utilised as a gym, this is another well-proportioned double bedroom with double-glazed windows overlooking the rear of the property. The room offers flexibility for a variety of uses, depending on the needs of the incoming purchaser.

Bedroom Five
A further double bedroom, featuring a vanity desk and fitted storage drawers, with a window overlooking the rear of the property.

The Cutler's Inn – Bespoke Garden Bar
A particularly distinctive feature of this home is the superb bespoke garden bar, affectionately known as The Cutler's Inn.
Positioned at the bottom of the garden, this impressive entertaining space provides an ideal setting for hosting friends and family throughout the year. Internally, the bar features luxury vinyl flooring, bespoke fitted bench seating with upholstered cushions and LED lighting incorporated around the decorative coving.

A striking polished concrete bar provides the centrepiece, with useful storage beneath and provision for beer pumps. Further storage cupboards behind the bar offer practical space for pumps, coolers and associated equipment.

The building also benefits from a separate WC, fitted with a concealed-cistern toilet and wash basin with storage beneath, together with a wall-mounted electric heater and LED spotlights.
This is a fantastic addition to the property and provides a genuine entertaining space away from the main house.

Exterior and Grounds
The property is approached through electric gates, opening onto an extensive resin driveway providing ample off-road parking for several vehicles and leading to the double garage.

The gardens extend around the property, with established lawned areas providing an attractive setting and a sense of space.
To the rear, the garden has been arranged with entertaining and outdoor living firmly in mind. A generous resin terrace provides an ideal area for outdoor dining and summer gatherings, complemented by glazed balustrades and steps leading down to a further garden level.

A covered hot tub, included within the sale, creates an additional space for relaxation, while the lawned areas provide plenty of room for families to enjoy. External power points and garden lighting further enhance the usability of the grounds.

A Home Designed for Modern Family Living
Combining five-bedroom accommodation, beautifully appointed interiors, versatile reception space and exceptional outdoor entertaining facilities, this impressive executive home offers a superb opportunity to acquire a substantial family residence in Liversedge
From the open-plan kitchen and family room to the bespoke garden bar and extensive driveway, this is a home that offers both everyday practicality and something rather special for entertaining.













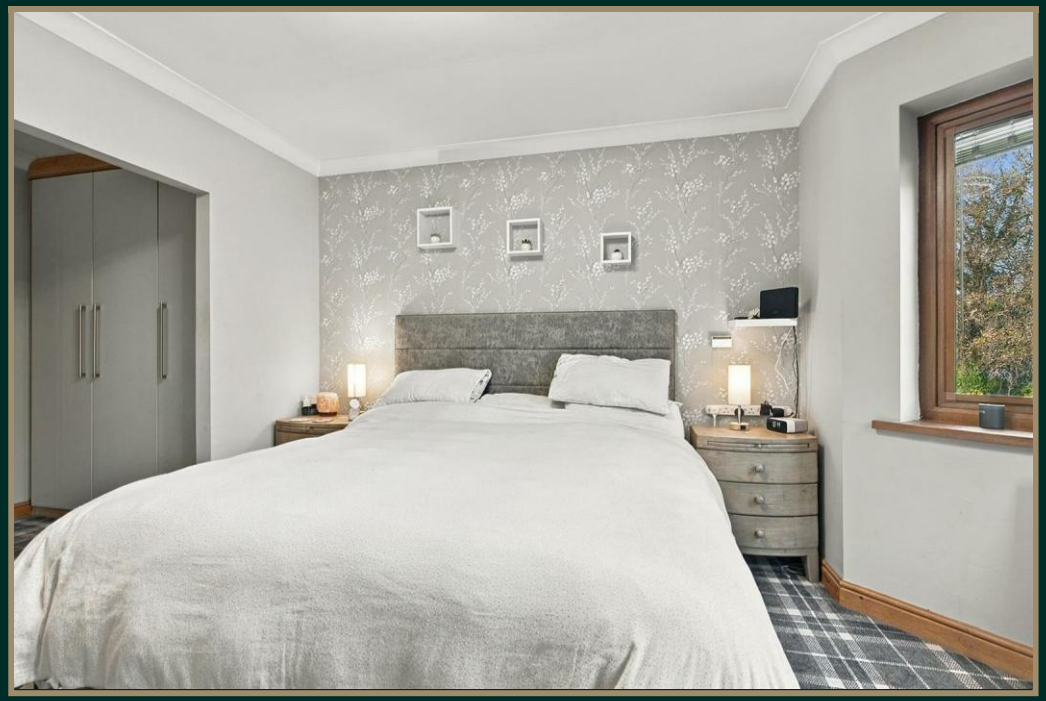












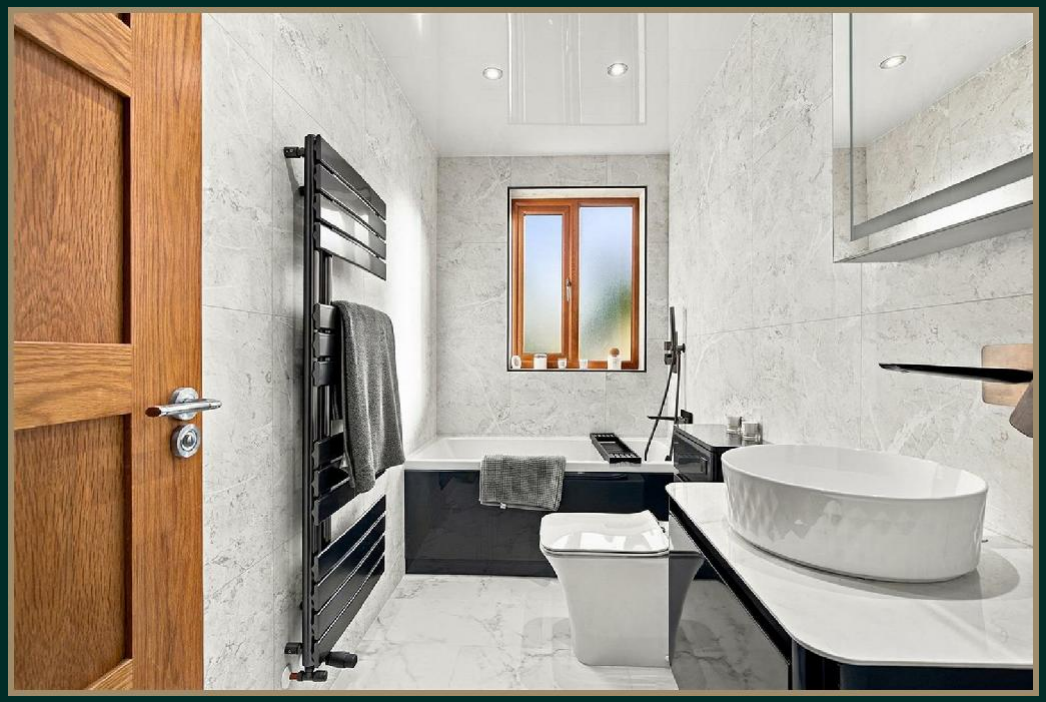












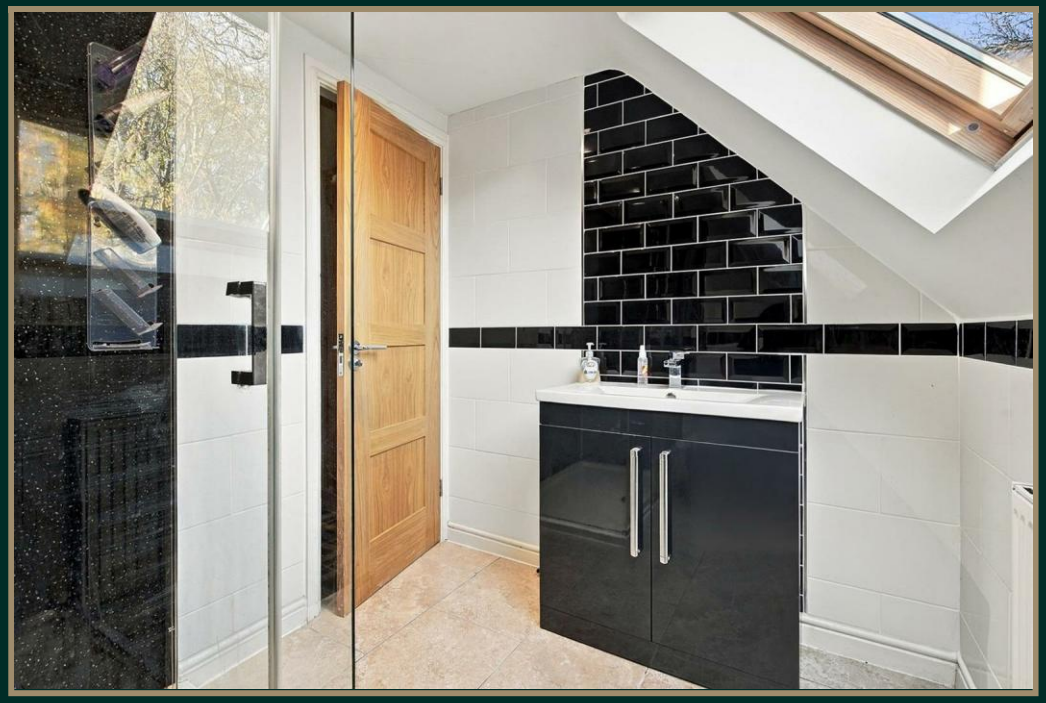





Lights
Darks


Lights
Darks






SHIPYARD









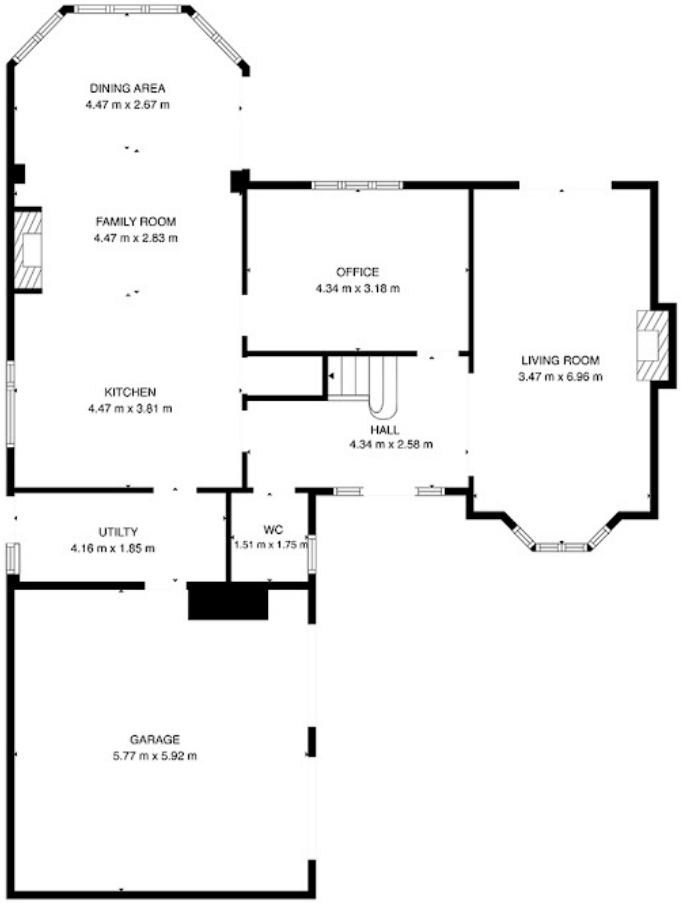

WHISKEY
PERONI
Shadow


THE CUTLERS INN
HOME COOKED
FOOD
BEER GARDEN
FREE WIFI
LIVE SPORT
LIVE ENTERTAINMENT
WHISKEY
PERONI
NASTRO AZZURRO
TARGET

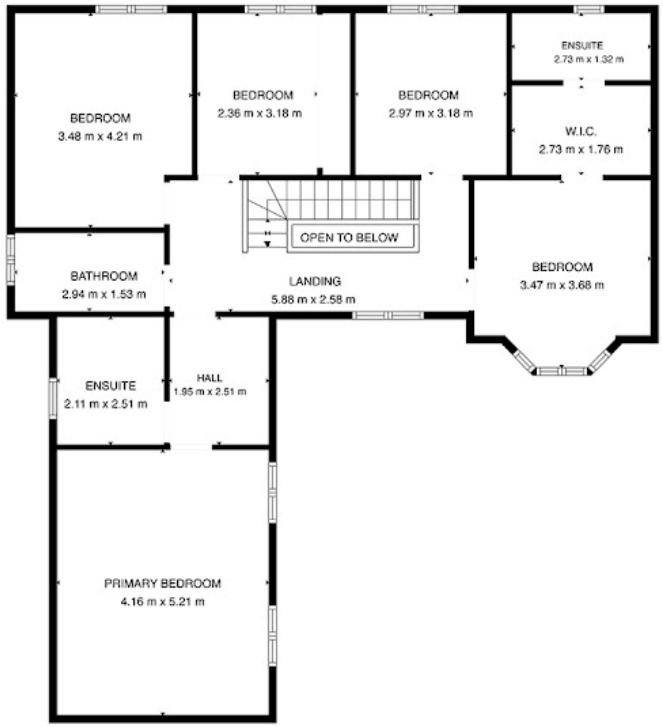








GROUND FLOOR



FRIST FLOOR

TOTAL: 205 m2

GROUND FLOOR: 101 m2, FRIST FLOOR: 104 m2

EXCLUDED AREAS: GARAGE: 34 m2, FIREPLACE: 1 m2, STAIRWELL: 3 m2,
OPEN TO BELOW: 1 m2, WALLS: 19 m2

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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