

# The Shears

Halifax Road, Liversedge, West Yorkshire, WF15 6NR

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. These impressive homes combine modern family living with a traditional Yorkshire stone exterior, enjoying far-reaching views across the picturesque Spen Valley countryside.

Offering generous accommodation arranged over three spacious floors and extending to approximately 1,764 sq ft (163.9 m<sup>2</sup>), the properties have been thoughtfully designed to provide flexible living space ideal for modern family life. From the striking open-plan kitchen and living area to the impressive principal bedroom suite occupying the entire top floor, these homes provide a perfect balance of style, practicality and space.

Plot No	House Name	House Type	Price	SQ FT
1	The Spen Kitchen Choices Available	4 Bed Detached with open plan living, Separate utility room and two ensuites	£475,000	1764
2	The Valley Ready NOW	4 Bed Detached with open plan living, Separate utility room and two ensuites	£495,000	1764



For more information, please contact William H Brown Dewsbury on 01924 468900

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## Standard Specification

The Shears has been expertly designed to offer a stylish family home with high quality fitting throughout – providing a contemporary living space with a touch of class. Each plot has been finished to the highest standards, helping you create a stressless transition from house to home.

### Tenure

Freehold

### EPC

B

### Kitchen

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

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

### Garden

Rear garden fence and timber side gate  
Flag patio area & paths to the side and rear of the house  
Front & rear external light  
Driveways finished in gravel  
Landscaped gardens

### External Features

Secure composite front door  
Anthracite external finish (white internal) windows & doors  
Minimal maintenance anthracite PVCu fascia's & soffits

### Garage

Can be added at an additional cost. For more information, please ask the sales team

### 10-year Structural Build Warranty

All properties for peace of mind come with a 10-year structural build warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a development build warranty that covers the house for first 2 years from your completion date.

### Fitted Wardrobes

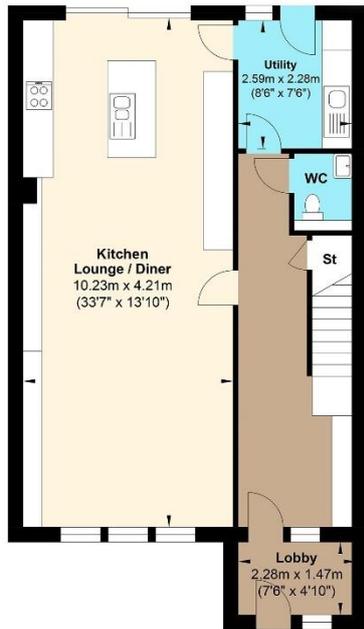
These are included as an upgrade in Plot 2. This is not included as standard in Plot 1.

## Site Plan

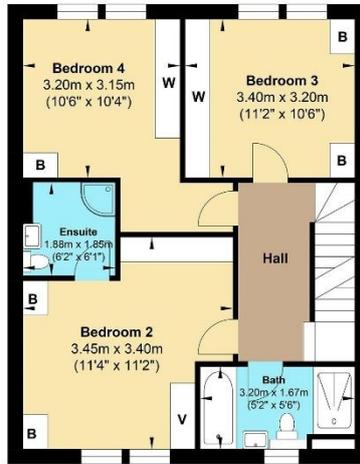


**Please note – planning permission has been granted for garages in the garden – however these are not being built as part of the standard specification. If you would like to have a garage added this is at an extra cost via the developer or you can have it built yourself with a separate contractor after completion.**

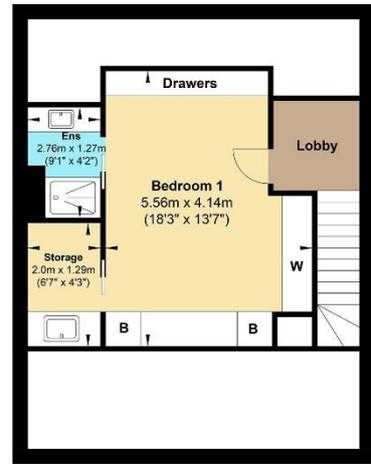
## Floorplan – Plot 2



**Ground Floor**



**First Floor**



**Second Floor**

Gross Internal Floor Area : 163.90 m<sup>2</sup> ... 1764.20 ft<sup>2</sup>

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

### 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 – Principal Suite

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.

**Plot 2 benefits from fitted wardrobes to all rooms included as an upgrade.**

## **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!

**For more information, please contact William H Brown Dewsbury on 01924 468900**

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## Reservation Process

If you wish to reserve a plot, we require a £1000 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

### Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that is great we will need to confirm the details and we will need your mortgage advisors name and contact number. If you have not yet sourced a deal our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them, and they have specialist lenders who deal with new builds. Please note there are specific terms and conditions needed when purchasing a new build and not all lenders/deals will be suitable. Please ask the sales advisor for more information. These properties can benefit from **GREEN DEAL** mortgages due to their EPC rating potentially saving you money on your mortgage rates.

### Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

### ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone or you can come into branch to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

### Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will consult with them throughout the process.

### Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Once everything above has been agreed our sales manager will talk through the reservation form with you, including all the details about the plot, house type and what is included in the sale at the site office and ask you to pay the £1000 reservation fee.

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