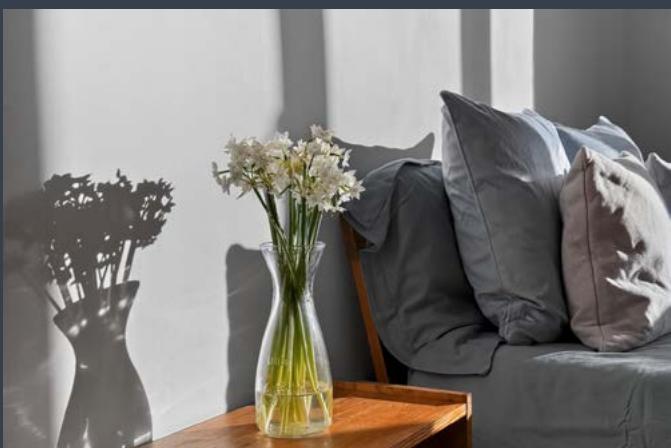




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# 3 Headlands Street





## A Warm Arrival

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Set on a quiet residential cul-de-sac in Liversedge, 3 Headlands Street is a home that surprises on arrival. While the wider area offers convenient access to main routes, the immediate setting feels settled, calm and distinctly residential. Neighbours know one another, children play safely in the street and there is a real sense of community that shapes everyday life.

Entering from the private driveway and front garden, the entrance lobby provides a practical and welcoming introduction. Oak flooring sets a warm tone and there is ample space for coats and shoes, allowing the home to feel organised and calm from the outset.



## The Heart of the Home

Through a sliding pocket door, the oak flooring continues seamlessly into the dining space, which forms part of the open plan kitchen dining room at the centre of daily life. Grey tiled flooring defines the kitchen area, where soft grey cabinetry and Silestone worktops offer a sleek and functional setting. Clever storage is built in throughout, including a generous pantry cupboard.

A Stoves induction range cooker is well placed for family cooking, supported by a dishwasher that keeps everything running smoothly. A breakfast island with an American walnut countertop creates a natural gathering point for informal meals, conversation and everyday connection. Lighting is adaptable thanks to the Mi-Light system, shifting easily from bright and practical during the day to softer, ambient tones as evening sets in. A frosted arched window adds a subtle design detail, while windows above the sink overlook the front patio garden, capturing the south-east sun as it rises.

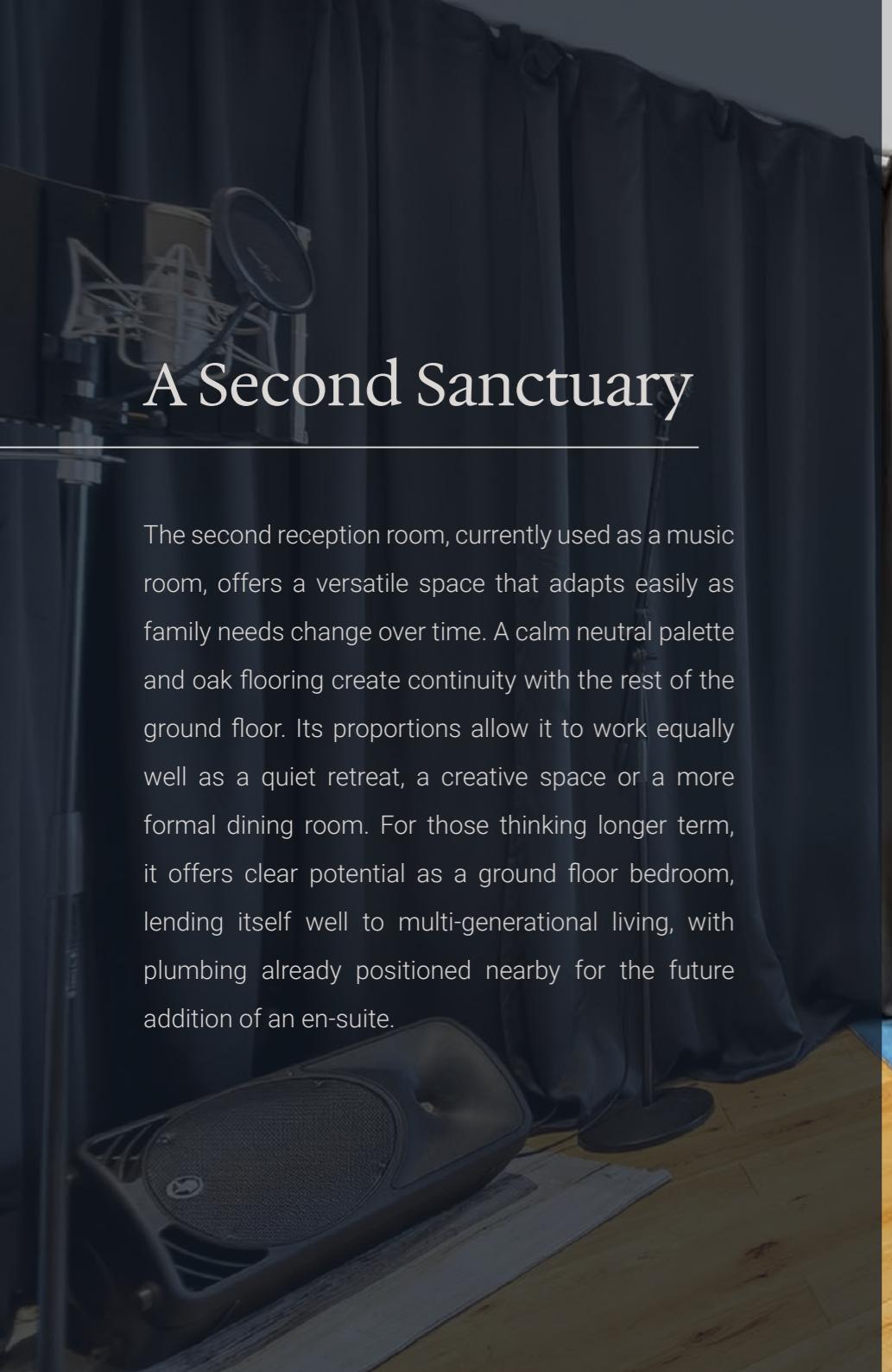




## A Space Made for Gathering

The living room sits just off the hallway and offers a generous setting for family time. Warm beige carpet underfoot softens the space, while the walls are finished in a carefully balanced palette of warm peach, teal and apricot neutrals. A large north-west facing window looks out over the lawned garden, bringing in gentle afternoon light and creating a relaxed atmosphere well suited to evenings together.

*"Evenings naturally end up here. Whether it's a movie night or a game night, it's where we wind down together."*



## A Second Sanctuary

The second reception room, currently used as a music room, offers a versatile space that adapts easily as family needs change over time. A calm neutral palette and oak flooring create continuity with the rest of the ground floor. Its proportions allow it to work equally well as a quiet retreat, a creative space or a more formal dining room. For those thinking longer term, it offers clear potential as a ground floor bedroom, lending itself well to multi-generational living, with plumbing already positioned nearby for the future addition of an en-suite.

# Function with Purpose

At the far end of the hallway, a vestibule provides additional flexibility. Currently used for storage and utility needs, it could also serve as a study or alternative entrance, with direct access to the rear lawn creating a useful link between inside and out.



The single internal garage with utility area is accessed via a small cloakroom offering practical storage for outdoor essentials. Within the garage are the working systems of the home, including the boiler, solar panel controls and EV charge, alongside a washing machine, dryer, fridge, freezer and sink with drainer. The solar panels generate sustainable energy throughout the year, helping to reduce running costs and support efficient, modern living.

Beneath the stairs, a downstairs WC with wash basin, window and heated towel rail adds everyday convenience, finished with the same oak flooring to maintain continuity across the ground floor.

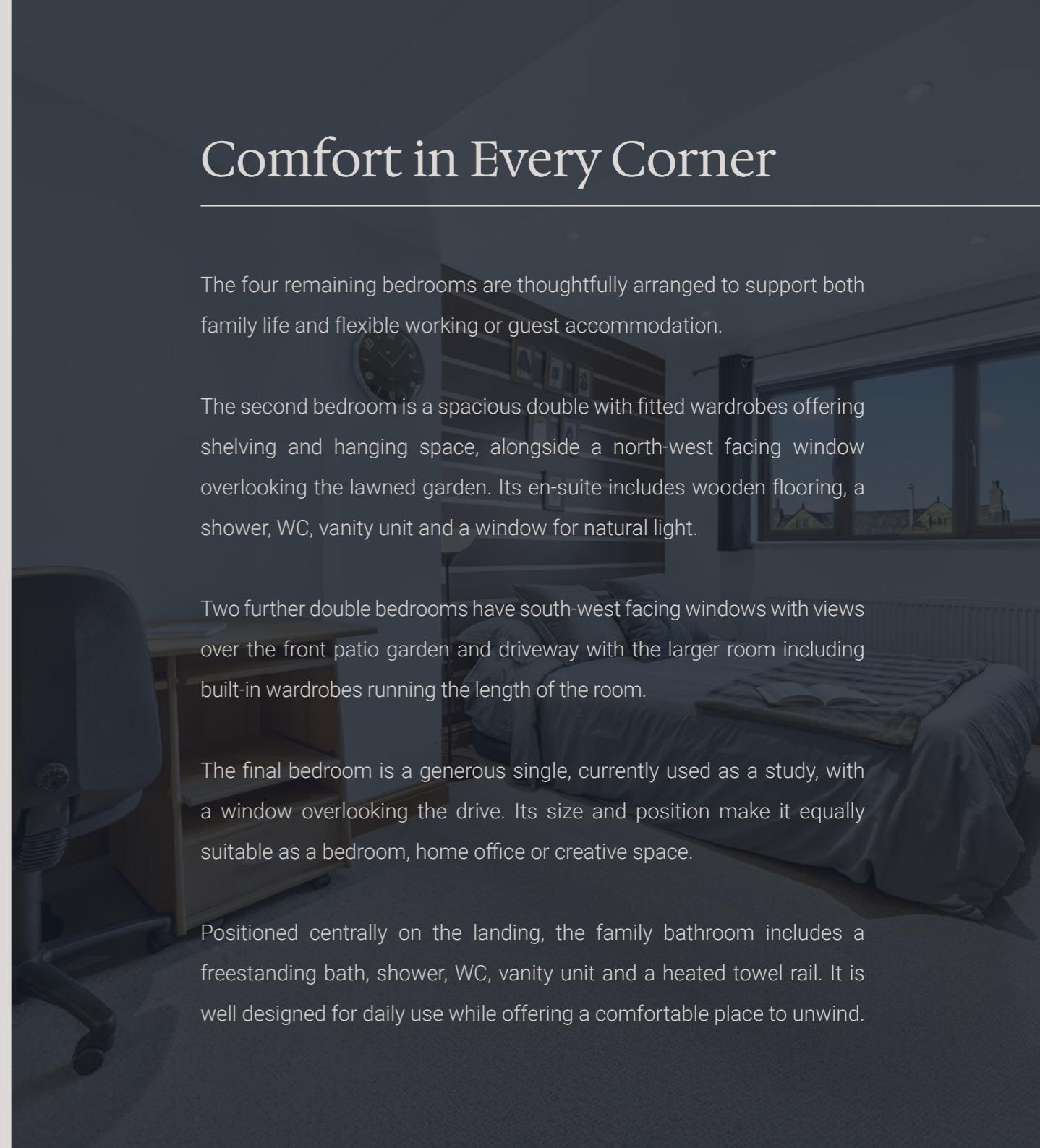
## The Principal Suite

Upstairs, soft carpet leads to a generous landing. The principal suite is a calm and comfortable retreat, with a blend of carpet and warm wood underfoot. There is space for a king sized bed with easy circulation, alongside a walk in wardrobe providing excellent well-organised storage. A large north-west facing window looks across the lawned garden and toward the valley beyond.

The en-suite is well appointed with a shower, freestanding rolltop bath, WC, double basins with storage and a heated towel rail, offering both comfort and practicality.



*"With the walk-in wardrobe, keeping everything in its place, the bedroom feels uncluttered, calm and genuinely restful."*



## Comfort in Every Corner

The four remaining bedrooms are thoughtfully arranged to support family life and flexible working or guest accommodation.

The second bedroom is a spacious double with fitted wardrobes offering shelving and hanging space, alongside a north-west facing window overlooking the lawned garden. Its en-suite includes wood flooring, a shower, WC, vanity unit and a window for natural light.

Two further double bedrooms have south-west facing windows with views over the front patio garden and driveway with the larger room including built-in wardrobes running the length of the room.

The final bedroom is a generous single, currently used as a study with a window overlooking the drive. Its size and position make it equally suitable as a bedroom, home office or creative space.

Positioned centrally on the landing, the family bathroom includes a freestanding bath, shower, WC, vanity unit and a heated towel rail. It is well designed for daily use while offering a comfortable place to unwind.

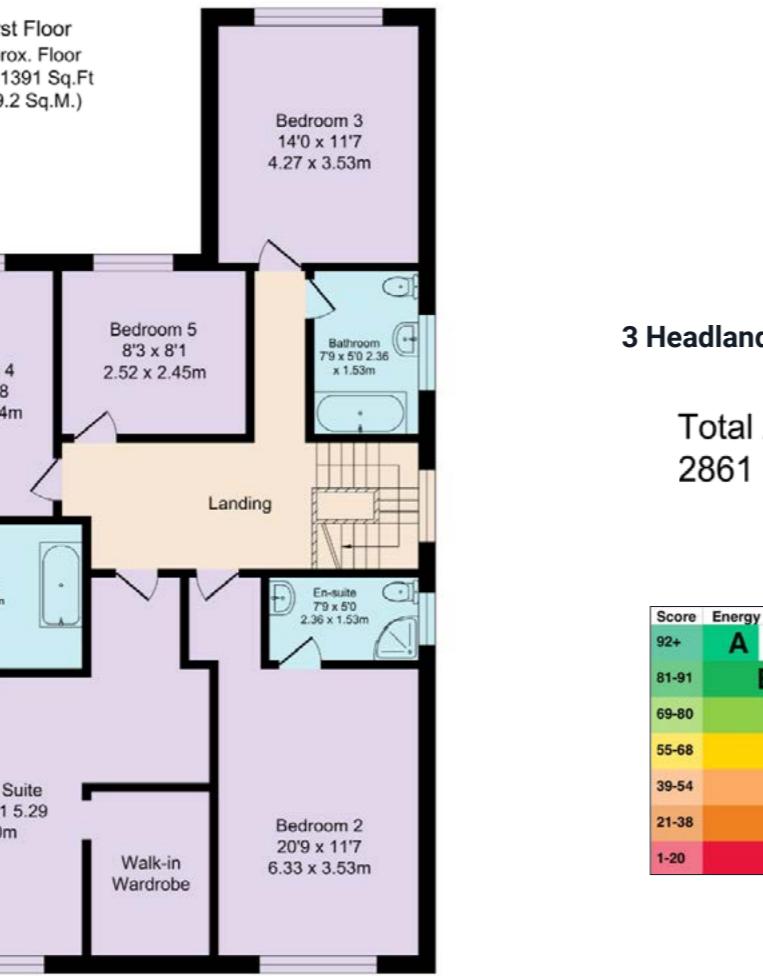
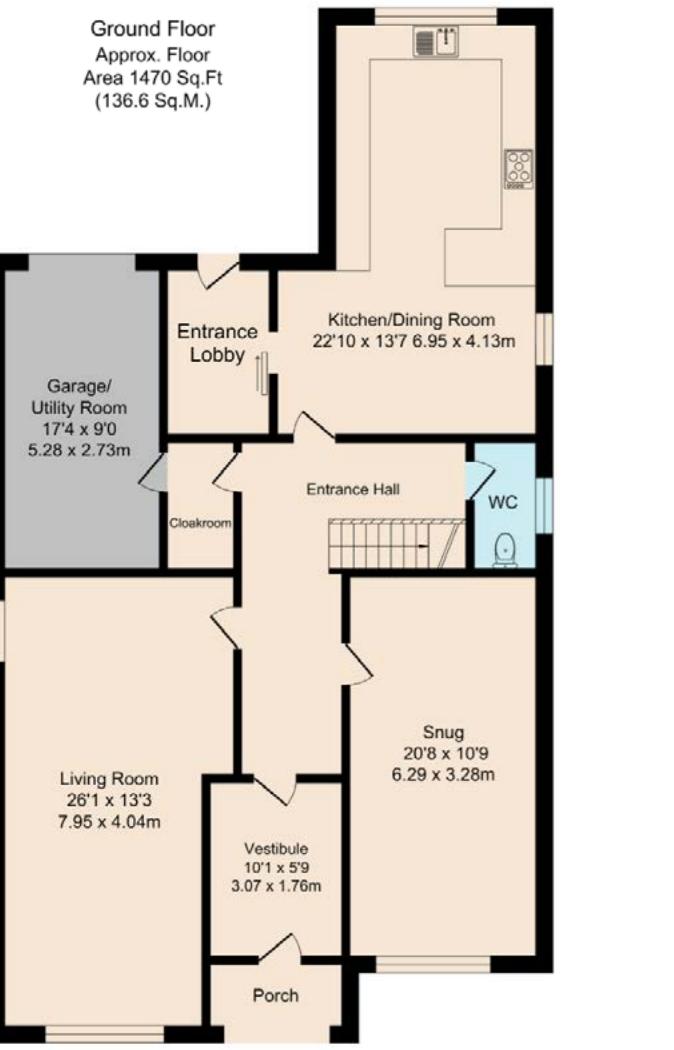
## Life Outdoors

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To the front of the home, a large driveway provides generous parking and leads to the integral single garage. Alongside, a south-east facing patio garden enjoys sun from morning through to the afternoon and has been thoughtfully planted, with established wild rocket, rosemary and strawberries offering home-grown garden benefits for both children and cooks.

It has become a natural spot for lunches and time spent outdoors during the warmer months. To the rear, the lawned garden has been left deliberately natural and is bordered by established trees and mixed planting. Combined with the front garden, it supports a variety of flowers and plants that attract butterflies and bees, bringing colour and movement through spring and summer. The garden adds seasonal interest to everyday life.





### 3 Headlands Street, Liversedge, WF15

Total Approx. Floor Area  
2861 Sq.ft. (265.8 Sq.M.)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, furnishings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

### Finer Details...

- Spacious modern detached family home
- 5 bedrooms
- 3 bathrooms (2 en-suites)
- 2 large reception rooms

- Open plan kitchen dining room
- Solar panels
- Driveway with integral single garage
- No onward chain
- Mains services
- Catchment area for Heckmondwike Grammar
- Close to commuter links

## Ask The Owner Section

Where do you go when you need...



### Place to eat

We enjoy Tappino's in Cleckheaton (5 min drive)



### Walk

The Spen Valley Greenway, it's just a 2 minute walk and you can walk for miles



### Chemist

Heckmondwike (2 min drive)



### Schools

Junior: Headlands C of E School (Good)  
Secondary: Spen Valley High School (Good); Heckmondwike Grammar School (Good); The Mirfield Free Grammar (Good)



### Takeaway

Some places deliver but our favourites is Walk Ever Place in Cleckheaton



### Milk

Sainsbury's Local or Morrisons both a 2 min drive in opposite directions



### Public Transport

Two bus routes to Bradford, Wakefield, Leeds & Huddersfield (15 min walk or 5 min drive)  
run every 10 mins. The train from Mirfield Station to Leeds, Manchester & direct to London is a 10 min drive



### Pub

Black Bull & The New Inn are great for a pint



### POI

Oakwell Hall is close and there are some parks such as Crow Nest & Milbridge nearby too



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# 3 Headlands Street

3 Headlands Street, Liversedge, WF15 7DE



WHAT3WORDS: golden.professes.childcare

*presented by*



To view 3 Headlands Street  
Call: 01423 225121 | WhatsApp: 07398 748511  
Email: [hello@mrandmrchild.com](mailto:hello@mrandmrchild.com)