



Wood Leigh  
1 Box Ings | Kirkburton | Huddersfield | West Yorkshire | HD8 0SU



# WOOD LEIGH



*Wood Leigh represents a unique opportunity to acquire a substantial and well-appointed family home in a sought-after location. With its spacious accommodation, recent enhancements, and desirable setting, this property is sure to attract discerning buyers seeking a premium residence with a quirky layout.*





The property is nestled in the picturesque and sought-after village of Kirkburton, Huddersfield. This truly remarkable six-bedroom detached residence offers an exceptional standard of living. It seamlessly combines luxury, space, and functionality, making it an ideal retreat for families or those looking for an elegant countryside property with modern comforts.

Upon arrival, entering through large, automated gates into the private driveway, the impressive stature of Wood Leigh immediately captivates. Set within a generous plot of approx. 3 acres, with stables and a detached leisure suite which includes a swimming pool, sauna and gym, the property enjoys a private and tranquil setting, framed by beautifully maintained gardens and scenic surroundings.



# KEY FEATURES

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## GROUND FLOOR

The grand entrance, with its stylish front door and sophisticated exterior design, leads into a spacious hallway, setting the tone for the elegance and quality that define the rest of the home.

The heart of this home lies in its meticulously designed living spaces, which are both inviting and expansive. Each room is finished to the highest standard, with tasteful décor, and plenty of windows that flood the home with natural light.

The primary reception rooms include a generously proportioned lounge which leads into a fabulous entertaining area and includes a bar area with lovely open views and doors leading out to the garden, encouraging sociable summer entertaining.

The lounge is a standout space, boasting a feature fireplace that adds warmth and charm, making it the perfect spot to relax during the colder months.

The heart of any home is the kitchen. Wood Leigh features a modern kitchen equipped with integrated appliances. The kitchen's contemporary design is complemented by ample storage space and a large extension to the work surface creates an island that is perfect for food preparation or casual dining making it a functional space for everyday meals.

Adjacent to the kitchen is a utility room that provides additional storage and laundry facilities, ensuring that practicality is seamlessly integrated into the home's design.

There is a formal dining room providing an ideal setting for entertaining guests or hosting family gatherings. The convenient location of the dining room allows a perfect flow through the house with access also from the entrance hall and main living area.

Located on the ground floor there is a luxurious main bedroom with a built-in walk-in wardrobe, a large reception dressing room and luxury shower room.

There is a second ground floor bedroom and stairs leading to a sixth bedroom, which, with exclusion and privacy from the main house would offer a great space for a home office.

## LOWER GROUND FLOOR

The home cinema room is the ultimate entertainment space designed for an immersive movie-watching experience. Featuring plush reclining seats and dim ambient lighting, this room replicates the magic of a real theatre within the comfort of your home. A large projection screen serves as the focal point, complemented by a surround sound system to offer clear and dramatic audio. Dark-coloured walls enhance the cinematic atmosphere. Whether it's for blockbuster movies, gaming, or binge-watching TV shows, this home cinema room creates the perfect setting for relaxation and entertainment.



























## FIRST FLOOR

The first-floor accommodation of Woodleigh offers three further bedrooms and two modern bathrooms. In total offering six double size bedrooms. These three remaining bedrooms are equally impressive, each offering ample space, built-in storage, and stunning views of the surrounding landscape. The home's additional bathrooms are elegantly designed, with high-quality materials and contemporary finishes that reflect the overall luxury of the residence.



















## LEISURE SUITE

The detached leisure suite is a luxurious wellness retreat designed for relaxation, fitness, and rejuvenation—all within the comfort of your home. This bespoke space includes a heated indoor swimming pool, perfect for both leisurely dips and serious lap swimming, with ambient lighting and sleek, modern finishes enhancing the atmosphere. Adjacent to the pool, a private sauna offering deep relaxation and health benefits, showers and changing rooms.

For fitness enthusiasts the complex also offers space to create a gym with full equipment, and there is space for a yoga / karate studio, complete with cushioned flooring.

Designed for both high-energy training and peaceful unwinding, this home leisure suite is a sanctuary of health, wellness, and luxury.











# KEY FEATURES

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## OUTSIDE

The exterior is just as impressive as its interior. The beautifully landscaped gardens provide a serene retreat, with a mix of manicured lawns, mature trees, and vibrant flower beds that enhance the property's natural beauty. The outdoor space also features a spacious patio area, perfect for al fresco dining, summer gatherings, or simply enjoying the tranquillity of the countryside.

The expansive driveway and attached garage offer ample parking space and additional storage.

Wood Leigh enjoys a prime location in the charming village of Kirkburton, a highly desirable area known for its blend of rural charm and excellent amenities. Kirkburton boasts a range of local shops, quaint cafés, and reputable schools, making it a fantastic place for families to settle. The surrounding area provides endless opportunities for walking, cycling, and exploring the scenic beauty of Kirkburton and beyond.

The village of Kirkburton is within easy reach, offering a wealth of shopping, dining, and entertainment options. There are excellent transport links, including proximity to major road networks and public transport options, make commuting to nearby cities such as Leeds and Manchester both convenient and efficient. If you're looking for a spacious family home that is a countryside retreat, this house delivers on all fronts. Its combination of elegance, comfort, and practicality makes it a standout choice for discerning buyers.











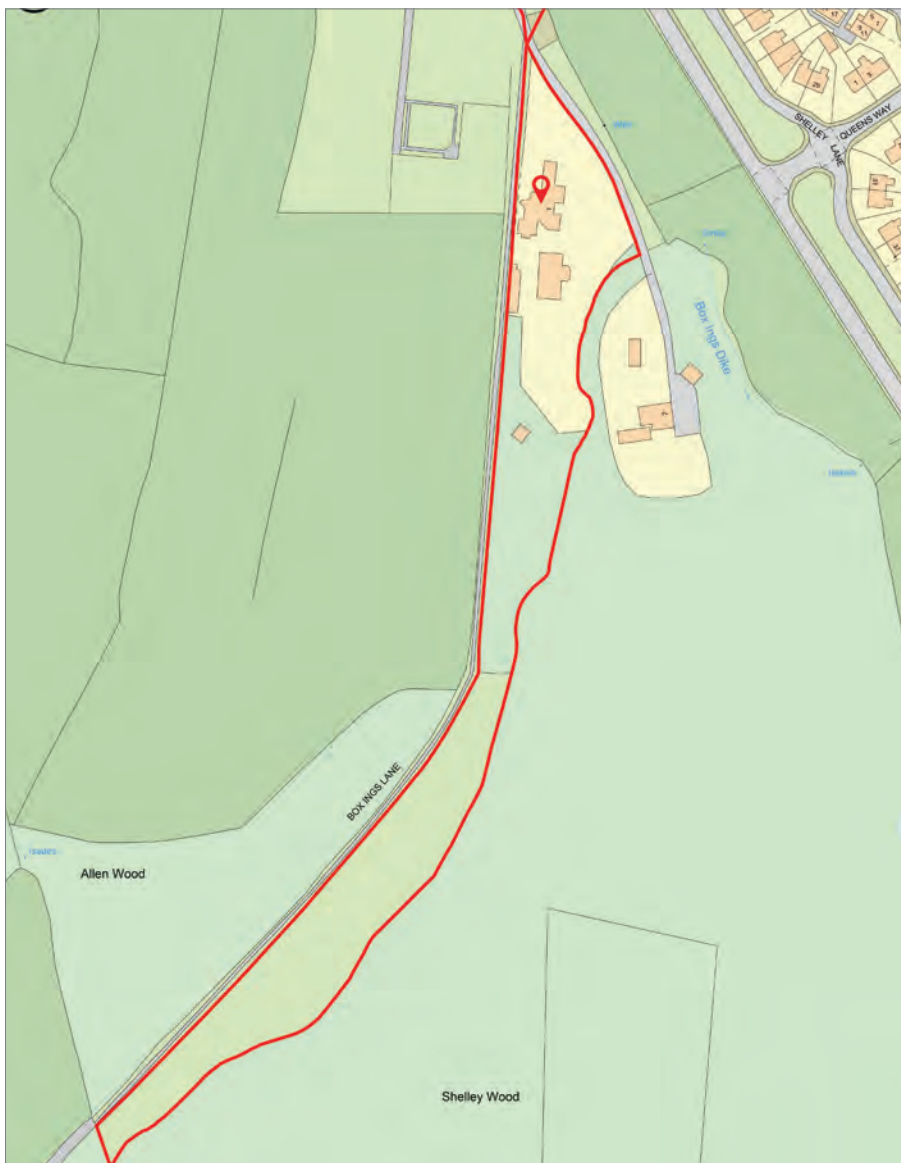


# INFORMATION

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## Additional Information

Wood Leigh is not only a home of exceptional beauty but also one that incorporates modern technology and energy-efficient features. The property has an Energy Performance Certificate (EPC) rating of C, highlighting its sustainable and cost-effective design. Double glazing, and a modern heating system ensure comfort while minimizing energy consumption. It is ideally located for commuting, with both the M1 and M62 being approximately a 25-minute drive away. The property is within Kirklees Council with a council tax band G. It is fitted with underfloor heating in the entrance hall, sitting room, and living dining kitchen. It should be noted that the property features gas-fired central heating, mains electricity water and sewerage, an alarm system, and CCTV system. Carpets, curtains and certain other extras may be available via separate negotiation.



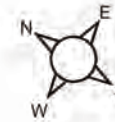
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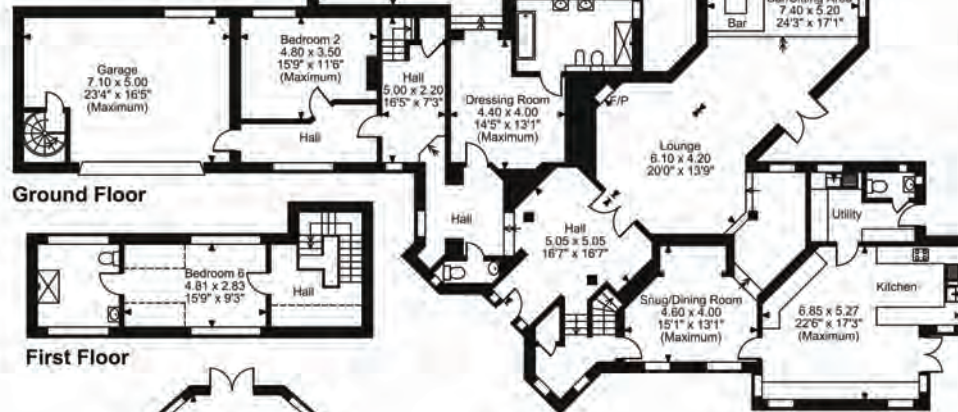


# Wood Leigh, Box Ings, Kirkburton, Huddersfield

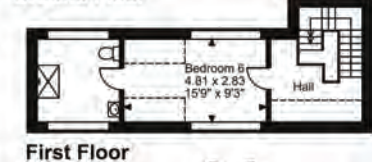
Approximate Gross Internal Area  
Main House = 3900 Sq Ft/362 Sq M  
Garage Building = 694 Sq Ft/65 Sq M  
Pool House = 1885 Sq Ft/175 Sq M  
Stables = 711 Sq Ft/66 Sq M  
Total = 7190 Sq Ft/668 Sq M



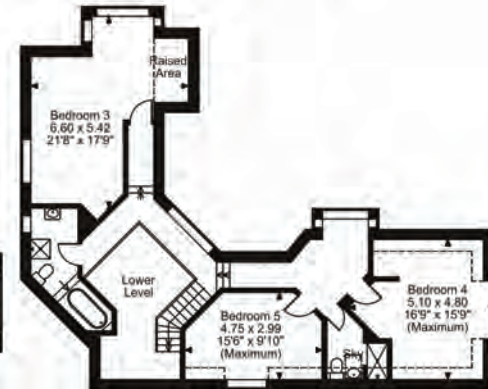
Basement



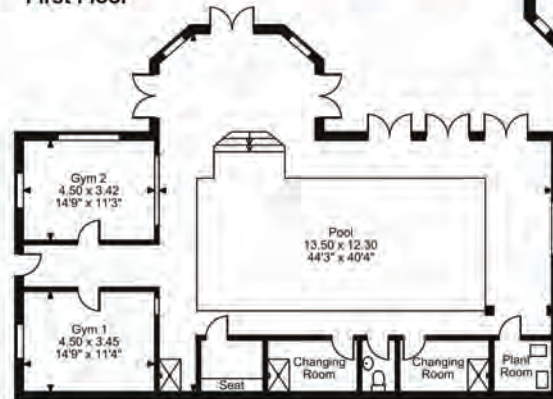
Ground Floor



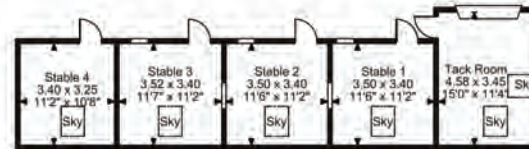
First Floor



First Floor



Pool House



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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