



The Spinney  
Huddersfield | West Yorkshire | HD4 5JF

# STEP INSIDE

## The Spinney

Located in the highly sought-after Beaumont Park, this exceptional five-bedroom detached family home has been extensively upgraded by the current owners. Character features have been thoughtfully preserved and seamlessly combined with stylish modern touches, creating a residence that balances timeless charm with contemporary comfort.

The property offers versatile accommodation with a natural, family-orientated flow, allowing flexibility in layout and use of rooms.

### ACCOMMODATION

On arrival, the property welcomes you through a porch into a spacious entrance hall, with stylish wide board flooring and a central staircase that creates an impressive focal point. A useful understairs cupboard adds practicality.

The heart of the home is the modern open-plan living dining kitchen. Designed with both style and function in mind, it features modern high-quality cabinetry with granite work surfaces, and a host of integrated appliances including head-height double ovens, microwave, coffee machine, and a five-ring induction hob with extractor, integrated fridge, freezer, and dishwasher complete the specification, while a generous breakfast bar with seating for 4, makes this a natural gathering place. The adjoining dining area enjoys dual-aspect windows and bifold doors that open seamlessly onto the composite decking, perfect for entertaining.

Wide-board flooring and elegant plantation shutters add a further touch of sophistication to this wonderful and practical hub of the home.

From the hallway, the sitting room offers a wonderfully proportioned space. A large box window with French doors flood the room with light and provides direct access to the garden.

The family room, which is located at the front of the property offers another versatile reception space, ideal as a snug, playroom, or TV/cinema lounge.

A dedicated study provides the perfect environment for working from home and could serve as a ground floor bedroom if required.

The utility room is fitted with a sink and drainer, plumbing for laundry appliances, and houses the boiler, with a side door offering external access.

Completing the ground floor is a well-appointed W.C.

The first floor offers five bedrooms, a stylish house bathroom, and an en-suite to the principal suite.

The main bedroom is a generous retreat positioned to the rear, enjoying beautiful views across the garden. Its en-suite is finished to a high standard, featuring a walk-in double shower, vanity unit with hand wash basin, W.C, towel radiator, and part-tiled walls for a sleek contemporary look.

Three further bedrooms provide ample space for family and guests. Two are set to the rear aspect with garden views, while the third is positioned to the front. The fifth bedroom is a single size bedroom that also offers a quiet, dedicated space for working from home.

Completing the first floor is the luxurious house bathroom, fitted with a free-standing bath, walk-in shower, vanity unit with hand wash basin, W.C, and heated towel rails, all complemented by part-tiled walls for a refined finish.











# STEP OUTSIDE

## The Spinney

To the front, double gates open onto a generous driveway providing ample off-road parking, complete with an electric car charging point, and leading to the tandem double garage. The front garden is framed by well-maintained trees to either side, while a mature shrub border enhances both privacy and kerb appeal. The garage, fitted with power and light and accessed via an up-and-over door, currently offers excellent additional storage.

The rear garden is a true highlight of the property—extensive, beautifully maintained and private, and perfectly suited to family living. Predominantly laid to lawn, it is complemented by a composite decking terraced seating area, ideal for outdoor dining and entertaining.

Well-established trees and shrubs provide year-round interest and a natural sense of seclusion, making this an outstanding space to enjoy.

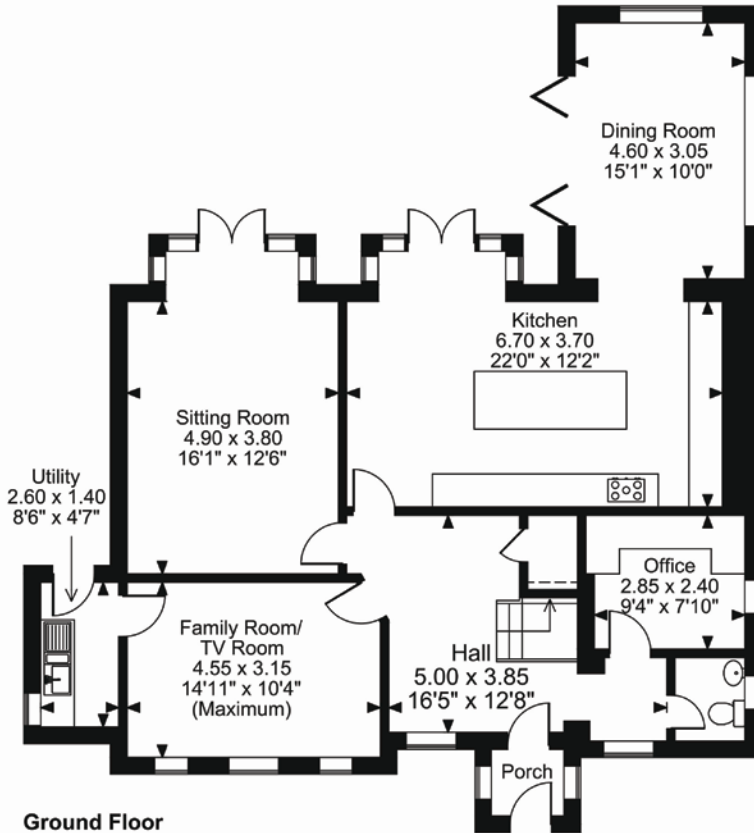
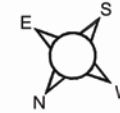
### ADDITIONAL INFORMATION

The property is freehold within Kirklees Council with a council tax band F. The property is connected to mains gas, mains electricity mains water and sewerage. It has an EPC rating of D.

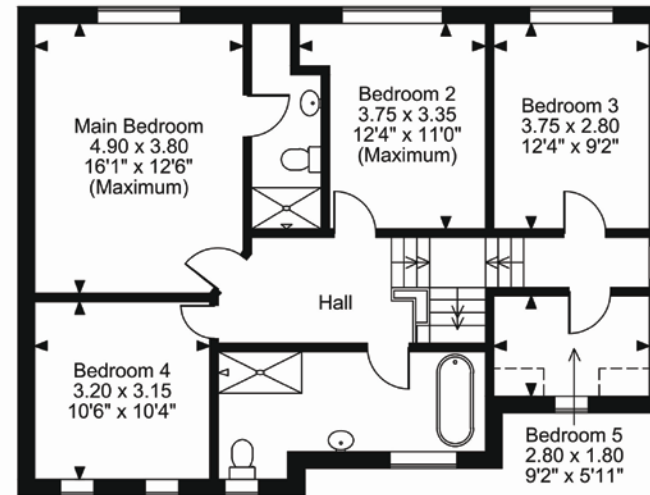
*OIRO* £685,000



**Woodside Road, Huddersfield**  
**Approximate Gross Internal Area**  
**2100 Sq Ft/195 Sq M**



**Ground Floor**



**First Floor**

**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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FINE & COUNTRY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 2+    | A             |         |           |
| 1-91  | B             |         |           |
| 9-80  | C             |         | 77 C      |
| 5-68  | D             | 65 D    |           |
| 9-54  | E             |         |           |
| 1-38  | F             |         |           |
| -20   | G             |         |           |

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