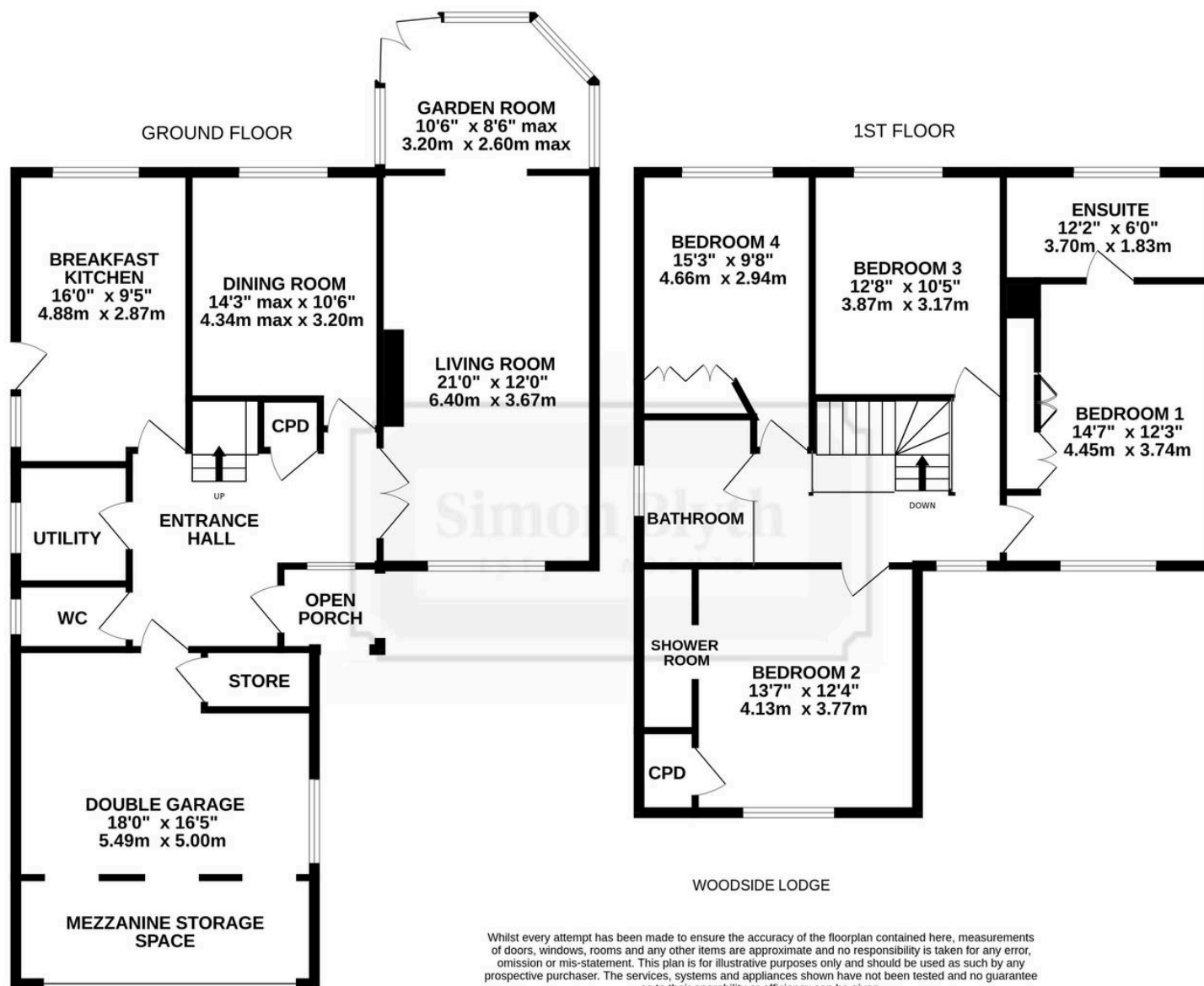




Woodside Lodge, Kirkburton
Huddersfield, HD8 0PD

£600,000



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5 Woodside Lodge

Kirkburton, Huddersfield, HD8 0PD

NESTLED IN A MOST BEAUTIFUL SETTING IS THIS SUPERBLY PRESENTED, DETACHED, FAMILY HOME IN THE AFFLUENT ADDRESS OF WOODSIDE LODGE, KIRKBURTON. FINISHED TO A HIGH SPECIFICATION THROUGHOUT, BOASTING FOUR DOUBLE BEDROOMS AND PLEASANT OPEN ASPECT VIEWS TO THE FRONT. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL-REGARDED SCHOOLING AND WITH PLEASANT COUNTRYSIDE WALKS ON THE DOORSTEP.

The property accommodation briefly comprises of entrance hall, downstairs WC, utility room, kitchen, formal dining room, lounge and garden room to the ground floor. To the first floor there are four well proportion double bedrooms, and the house bathroom. Bedroom one with en-suite bathroom facilities and the guest bedroom four with en-suite shower area. Externally to the front is a block paved driveway providing off-street parking and leading to the double integral garage, with a front garden laid to lawn. To the rear is a fabulous enclosed garden with paved patio level lawn and well stocked flower and shrub beds.

Tenure Freehold.
Council Tax Band G.
EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure glazed and stained glass inserts with leaded detailing. The entrance hall features natural travertine flooring, decorative coving to the ceiling, inset LED lighting, a kite winding staircase with wooden banister and spindle balustrade rising to the first floor, and a double-glazed window to the front elevation with pleasant views across the front gardens and across the valley. Oak doors provide access to the integral garage, the downstairs w.c., the utility room, the kitchen, the formal dining room, and enclosing a useful understairs storage cupboard, and oak and glazed double doors proceeding into the lounge. Full fibre connectivity is also available at this entrance point.

DOWNSTAIRS W.C.

The attractive flooring continues through into the downstairs w.c., which features a contemporary two-piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap over. There is a decorative dado rail with wall panelling beneath, two wall light points, an extractor fan, and a double-glazed window with obscure glass to the side elevation.

UTILITY ROOM

The utility room features fitted wall and base units with complementary work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are space and provisions for an automatic washing machine, tumble dryer, and two further under-counter appliances, and there are plenty of useful storage cupboards with soft-closing doors, a double-glazed window to the side elevation, a ceiling light point, and the utility room houses the wall-mounted boiler.





KITCHEN

The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, inset, stainless steel sink unit with chrome mixer tap. The kitchen is equipped with high-quality, integrated appliances which includes a fridge freezer unit and dishwasher, and benefits from soft-closing doors and drawers, inset LED lighting to the ceiling, under-unit LED strip lighting, a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens, a double-glazed window to the side elevation, an external stable-style door with an obscure double-glazed insert to the side elevation. There is an anthracite vertical column radiator, granite upstands to the work surface with matching granite backsplash, and a ceramic hob, dual oven range cooker with integrated cooker hood over.

FORMAL DINING ROOM

The dining room is a light and airy reception room which features a bank of double-glazed mullioned windows to the rear elevation, providing pleasant views across the manicured gardens. There is decorative coving to the ceiling, a radiator, four wall light points, and inset LED lighting to the ceiling. Please note, there is an ethernet broadband facility in this room.



LOUNGE

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed mullioned windows to the front elevation, providing fantastic views across the lawned garden to the front and of the neighbouring fields beyond. There is decorative coving, inset LED lighting to the ceiling, two wall light points, two radiators, a television point, and the focal point of the room is the inset, living flame gas fire. A doorway then leads seamlessly into the garden room.

GARDEN ROOM

The garden room enjoys a great deal of natural light cascading through the French doors and various banks of windows to either side elevation and the rear, all of which benefit from integral blinds. There is inset LED lighting, a radiator, a double socket points, switching for garden lighting, and the French doors lead seamlessly out to the rear patio and gardens.





FIRST FLOOR

FIRST FLOOR LANDING

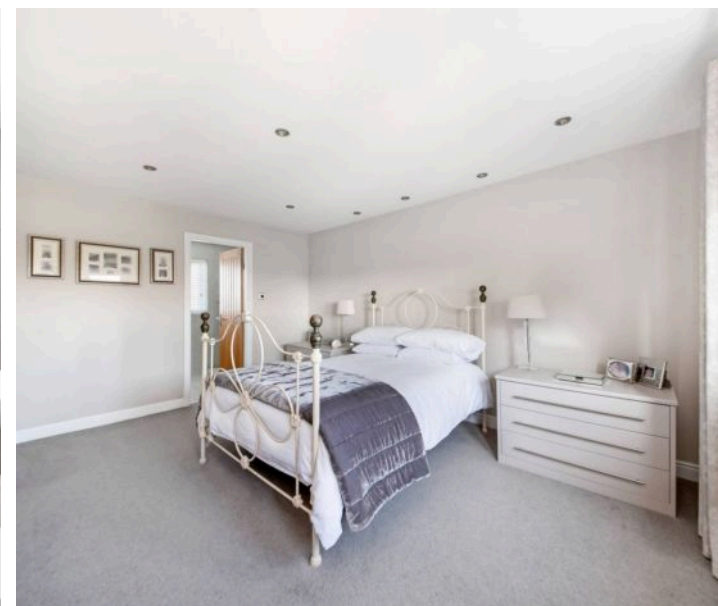
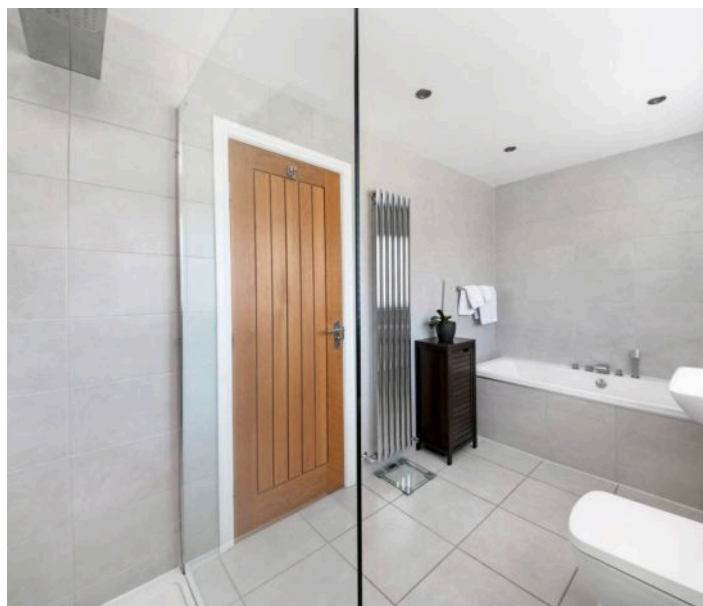
Taking the staircase from the entrance hall, you reach the first floor landing, which features a double-glazed window to the front elevation, taking full advantage of panoramic views across the valley. There is decorative coving to the ceiling, a wooden banister with spindle balustrade over the stairwell head, a lighting point over the stairwell, and oak doors providing access to four well-proportioned double bedrooms and the house bathroom. A loft hatch with slide-away aluminium ladder provides access to the attic space.

BEDROOM ONE

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is inset LED lighting to the ceiling, a radiator, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, complimentary bedside drawers, and a bank of double-glazed mullioned windows to the front elevation which benefit from integral blinds and offer fantastic views across the property's garden and of the countryside beyond. An oak door provides access to the en-suite shower room.

BEDROOM ONE EN-SUITE BATHROOM

The en-suite bathroom features a modern, high-quality, four-piece suite comprising an inset double-ended bath with two-way mixer tap, handheld shower wand and tiled surround, a wall-hung wash hand basin with chrome monobloc mixer tap, a low-level w.c. with push-button flush, and a walk-in, fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is attractive, contrasting tiling to the walls and splash areas, tiled flooring, inset LED lighting to the ceiling, an extractor fan, a shaver point, a vertical column radiator in chrome, and a double-glazed bank of mullioned windows with obscure glazed inserts to the rear elevation.



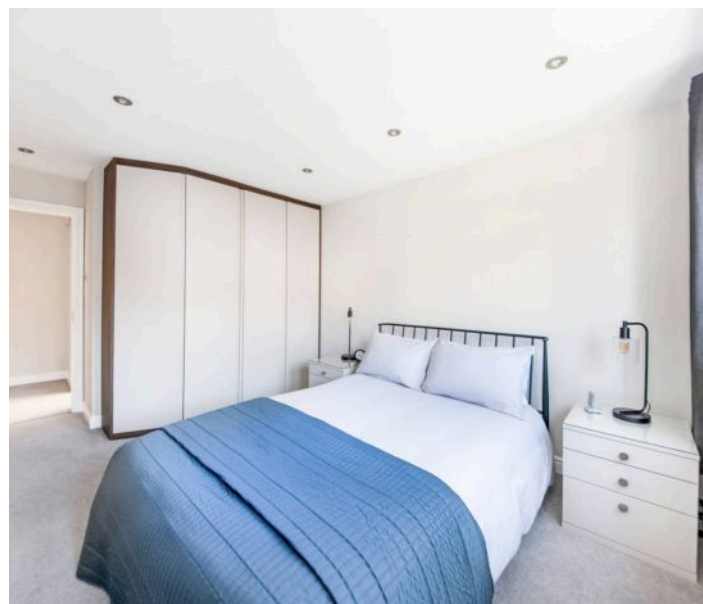
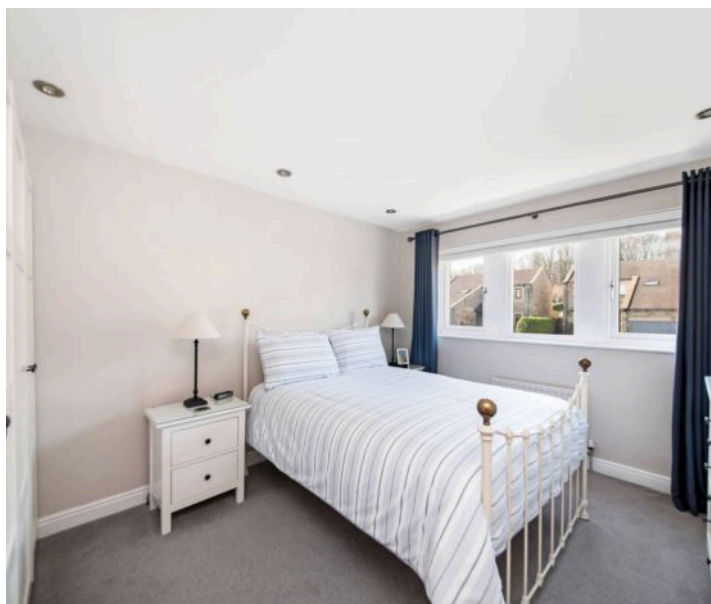


BEDROOM TWO

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation, offering fantastic views across the property's garden, inset LED lighting to the ceiling, a radiator, a bank of floor-to-ceiling fitted wardrobes with soft-closing doors, integral drawers, hanging rails and shelving in situ, which are complimented by matching bedside drawers.

BEDROOM THREE

Bedroom three enjoys a great deal of natural light cascading through the bank of double-glazed mullioned windows to the rear elevation. The room can accommodate a double bed with ample space for freestanding furniture, and features inset LED lighting to the ceiling and a radiator.

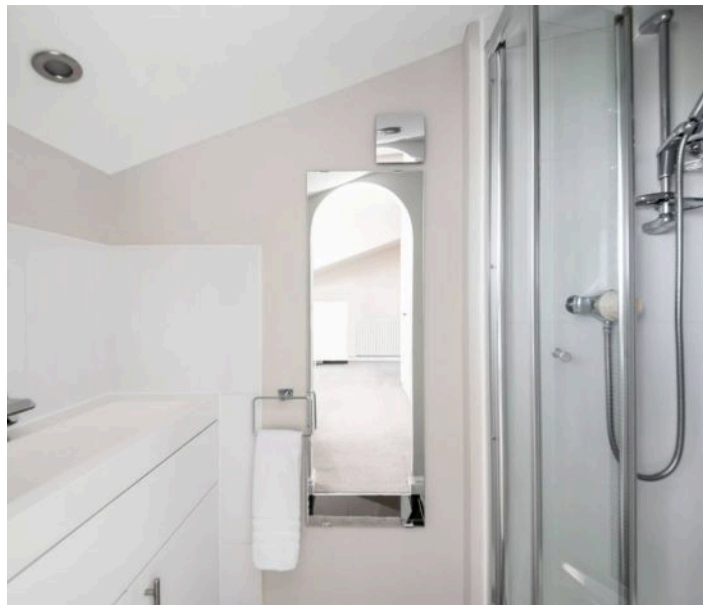


BEDROOM FOUR

Bedroom four is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture and a fabulous bayed window to the front elevation which takes full advantage of the property's elevated position, offering panoramic views. The windows also have dual zoned, plantation-style shutters, and there is a ceiling light point, a radiator, useful under-eaves storage, and an arched access leading into the en-suite shower area.

BEDROOM FOUR EN-SUITE SHOWER AREA

The en-suite shower area features a two-piece suite comprising a fixed frame shower cubicle and a wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is tiled flooring, tiling to the splash areas, inset LED lighting to the ceiling, and an extractor fan.





HOUSE BATHROOM

The house bathroom features a contemporary three-piece suite comprising an inset, double-ended, panel bath with wall-fixed bath/shower thermostatic mixer valve and bath-side filler cap in chrome with corner-mounted handheld shower wand, a wall-hung wash hand basin with chrome monobloc mixer tap, and a low-level w.c. with push-button flush. There is tiled flooring, contrasting tiling to the walls, inset LED lighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a bank of double-glazed mullioned windows with obscure glass to the side elevation.

EXTERNAL

FRONT GARDEN

Externally to the front the property features a block paved double driveway which leads to the integral double garage. The front garden is laid to lawn and with manicured box hedging. The front garden takes advantage of pleasant views across open fields and there are gates to either side of the property which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a fabulous, enclosed garden which features a paved patio area ideal for al fresco dining and barbecuing. The gardens are beautifully maintained, with a level lawn area and well-stocked flower and shrub beds. There are part-stone wall and part-fence boundaries, an external tap, two external plug points, and three external LED flood lights. Additionally, there is a junction box with armoured cable which proceeds around the perimeter of the gardens to the rear centre.

GARAGE

The garage features an electric, Schartec remote-controlled, up-and-over Hormann door. There is lighting and power in situ, a bank of double-glazed windows with obscure glazed inserts to the side elevation, a cold water feed with two water outlets, and an integral oak door proceeding into the entrance hall. There is also a useful mezzanine storage area which is accessed via a drop-down telescopic ladder.





Additional Information

Certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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