



15 Woodside Lodge
Kirkburton | Huddersfield | West Yorkshire | HD8 0PD

STEP INSIDE

15 Woodside Lodge

Set within a desirable location on the outskirts of three premium village locations - Farnley Tyas, Thurstonland and Kirkburton. 15 Woodside Lodge is an exceptional five double bedroom detached family home, finished to an outstanding specification and enjoying beautiful far reaching views together with a remarkable one third of an acre south facing garden backing directly onto Green Belt. Extended twice to create an impressive sense of scale, the property now offers a superb open plan living, dining and entertaining space, alongside a luxurious master suite and a professionally designed garden studio – all presented in immaculate condition with contemporary, high quality fixtures and fittings throughout.

A welcoming entrance hallway sets the tone for the home, with oak doors leading to the principal reception rooms, cloakroom, utility/boot room and the expansive open plan living area. The sitting room offers a calm, traditionally proportioned space with mullioned windows to the front and a sleek inset electric fire, while a versatile additional reception room provides the perfect home office, snug, playroom or even a sixth bedroom, if required. The utility/boot room is a highly practical space, serving as an additional entrance into the property and incorporates the laundry and boot room combined, with fitted units, sink, plumbing for appliances and external access.

The heart of the home is the breathtaking open plan living/dining kitchen – an expansive L shaped space designed for modern family life and effortless entertaining. Underfloor heating runs beneath designer tiled flooring, while integrated Bose ceiling speakers and zoned lighting create a refined, atmospheric environment.

Natural light floods the room through rear windows, full height bi- folding doors with integral blinds, and electronically operated Velux windows, also fitted with integral blinds. When the bi-folding doors are opened, the large south facing garden becomes a seamless extension of the living space, with the internal tiled floor meeting the exterior terrace to create a true indoor outdoor lifestyle.

The kitchen itself is a stunning contemporary statement – a white high gloss design with slim quartz

work surfaces and an oversized island illuminated by ambient under island lighting. Every detail has been meticulously considered, with a full suite of premium branded appliances including twin ovens, microwave, warming drawer, induction hob with recessed downdraft extractor, larder fridge with BioFresh compartments, freezer, dishwasher, wine cooler, Quooker boiling water tap and extendable rinse tap.

To one end of the room, a bespoke built in area provides shelving, storage and a dedicated workstation, ideal for children's homework or an open plan home office. Double doors lead through to the formal sitting room, allowing the ground floor to function as a beautifully connected series of spaces.

The spacious first floor doors leading to the bedrooms and family bathroom.

The master suite is a standout feature – a luxurious retreat comprising a dressing room with fitted wardrobes and dressing table, and a magnificent king size bedroom open to the eaves with solar powered, electric Velux windows, downlighters and far reaching views from the mullioned front windows. Fitted wardrobes and a media wall recess complete the space.

The ensuite is finished to a superb standard with vanity basin, WC and a wet room style shower, all fully tiled with a heated towel rail, low level night lights and Velux window.

Bedroom two enjoys lovely views, fitted wardrobes and its own contemporary ensuite with wet room style shower, vanity basin, low flush WC, heated towel rail and low level night lighting.

Bedrooms three and four both overlook the garden and adjoining field, each with fitted wardrobes and desk space, while bedroom five enjoys front aspect views across the valley.

The family bathroom is fully tiled and features a wet room style shower, panel bath, vanity basin, low flush WC, heated towel rail and automatic night lighting.











INFORMATION

15 Woodside Lodge

The rear garden is a truly exceptional feature – a vast one third of an acre south facing lawn bordered by mature planting and backing directly onto Green Belt, offering privacy, space and a wonderful sense of openness.

A large, paved terrace adjoins the house, accessed via the bi-folding doors from the open plan living area, creating an effortless flow for outdoor dining and entertaining.

At the top of the garden sits a superb, detached studio with Wi-Fi connection, bi-folding doors, heating and air conditioning – ideal as a home gym, office, games room or creative studio – positioned on a generous composite deck.

To the front, a substantial double garage with electric door provides excellent storage and houses the hot water cylinder.

The driveway offers parking for four vehicles, with motion sensor lighting to the front and side of the house. 15 Woodside Lodge is a home of exceptional quality, combining contemporary design, luxurious finishes and outstanding outdoor space in one of the area's most sought after settings – a rare opportunity to secure a truly special family residence.

ADDITIONAL INFORMATION

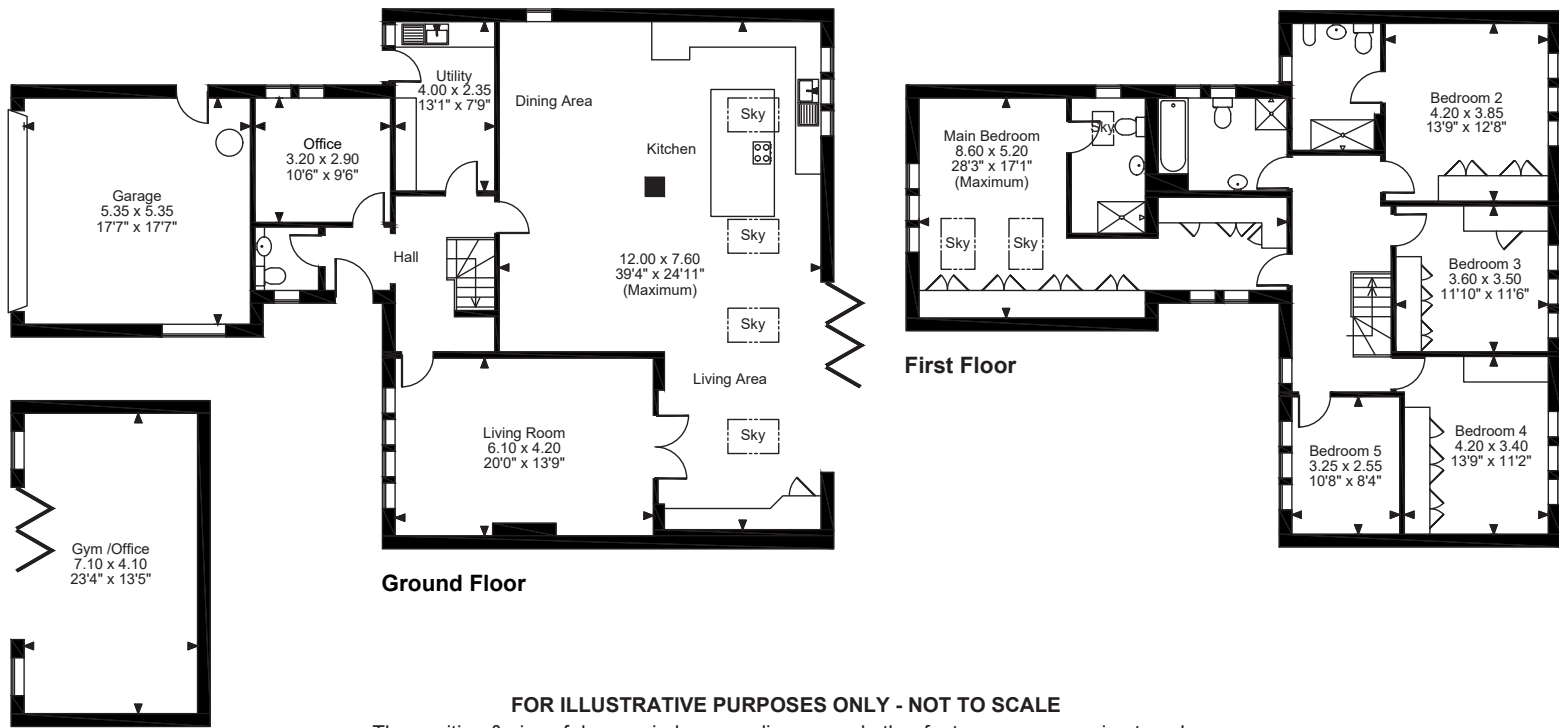
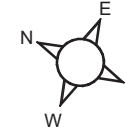
The property is freehold and is within Kirklees Council with a council tax band G. The property is connected to all mains services, has double glazing throughout and has an energy rating of C. It has 1GBps cable fed fibre connected to the property

For directions use what3words : overlaid.carting.bridges

OIEO £ 835,000



Woodside Lodge Kirkburton, Huddersfield
Approximate Gross Internal Area
Main House = 2719 Sq Ft/253 Sq M
Garage = 308 Sq Ft/29 Sq M
Gym /Office = 313 Sq Ft/29 Sq M
Total = 3340 Sq Ft/311 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.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690982/JWZ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2346083. Registered office address: Lancasters Property Services, Lancaster House, 20 Market Street, Penistone, Sheffield, South Yorkshire S36 6BZ. Printed 29.05.2026



follow Fine & Country on



Fine & Country
Unit 2 The Old Council Offices, Eastgate, Honley, Holmfirth, HD9 6PA
01484 550620 | huddersfield@fineandcountry.com

