



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

# 5 WOODSIDE LODGE



*An exceptional home occupying a highly desirable position on the fringes of glorious open countryside, offering an idyllic semi-rural lifestyle. The property has been tastefully modernised throughout and provides spacious, versatile accommodation, enjoying far-reaching views and beautifully landscaped south-facing gardens.*







# KEY FEATURES

---

Arranged around a generous reception hall, the accommodation includes a bespoke kitchen, has a separate dining room, spacious lounge and a light-filled garden room. To the first floor are four double bedrooms, two of which benefit from en-suite facilities, in addition to a family bathroom.

Situated within a highly regarded development, the property enjoys a peaceful yet highly convenient setting. Whilst semi-rural in nature, it is well served by a range of local amenities including highly regarded schools and excellent transport links via bus and rail, offering easy access to Huddersfield and surrounding commercial centres.

## Ground Floor

An open-fronted storm porch shelters the entrance, which opens into a spacious reception hall finished with Travertine flooring. A 'Kite' stairway providing a central access to all upstairs bedrooms with useful storage beneath, and there is internal access to the integral garage.

The cloakroom is fitted with a contemporary two-piece suite in white, complemented by feature wood panelling to dado height, a chrome heated towel rail, and continuation of the Travertine flooring from the hall.

The kitchen is fitted with an extensive range of modern shaker-style cabinetry, complemented by granite work surfaces incorporating a sink with matching splashbacks and windowsills. The room is fully tiled to the floor and is well equipped with a comprehensive range of integrated appliances, including a double oven and grill, five-ring hob with hotplate, concealed extractor, dishwasher, fridge and a freezer, and a contemporary vertical radiator. The room enjoys a double aspect, with a rear window overlooking the garden and an additional side window, as well as a stable-style door providing external access to the side pathway.

The utility room is fitted with coordinating base and wall units with work surfaces incorporating a stainless steel sink. There is space and plumbing for a washing machine and dryer, along with provision for additional appliances. The room also houses the central heating boiler and benefits from travertine tiled flooring.

The dining room features attractive mullioned windows overlooking the rear garden, creating an elegant formal entertaining space.

The lounge is a particularly impressive reception room, generously proportioned and enjoying a front-facing aspect with mullioned windows commanding superb views over open countryside. A focal point of the room is the inset living flame gas fire.

The lounge flows seamlessly into the garden room, a bright and versatile space with windows to three aspects and French doors opening directly onto the rear terrace and gardens.











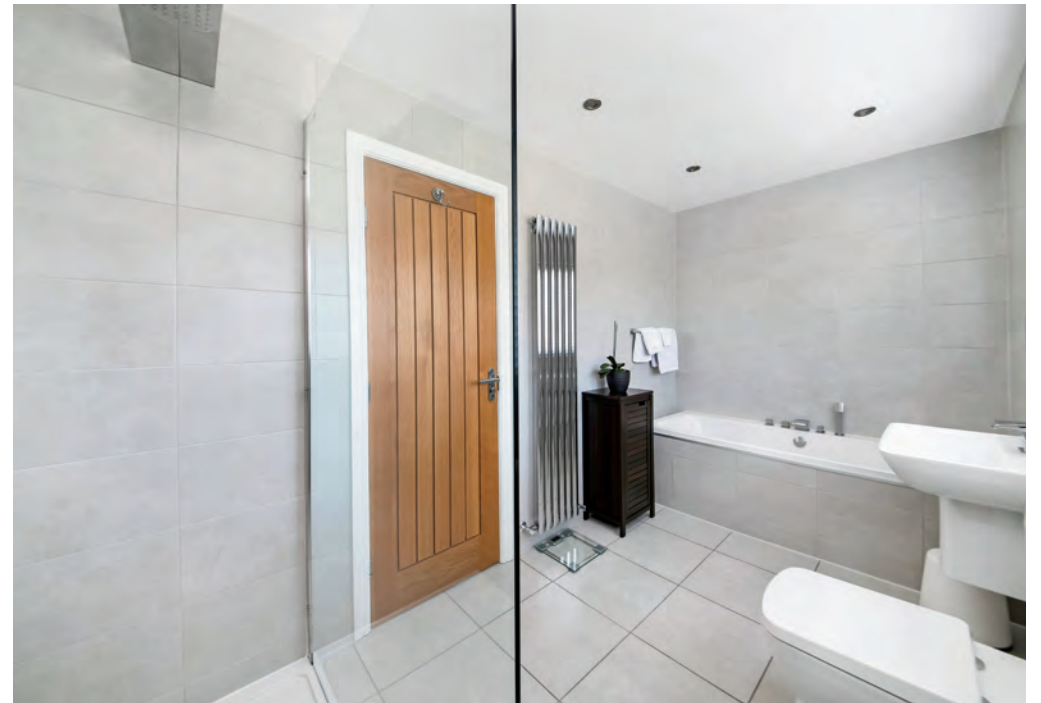
## First Floor

A central landing provides access to the loft space via a drop-down aluminium ladder and enjoys a front-facing window framing superb rural views.

The principal bedroom is a spacious double room positioned to the front elevation, with mullioned windows enjoying far-reaching countryside views. The room benefits from fitted wardrobes and a well-appointed en-suite bathroom comprising a double-ended bath, shower with glass screen, low flush W.C and a wall hung wash hand basin. The space is finished with complementary tiling, a chrome heated towel rail, and an opaque rear window.

There are three further double bedrooms. The second bedroom is positioned to the rear and overlooks the garden. The third bedroom, also to the rear, benefits from fitted wardrobes and matching bedside drawer units. The fourth bedroom is located to the front elevation, has a useful storage cupboard and enjoys an elevated bay-style window with outstanding open views, together with en-suite facilities comprising a shower and vanity unit with wash hand basin.

The family bathroom is fitted with a modern white suite comprising a double-ended bath, wall-hung wash hand basin and low flush WC, complemented by feature wall and floor tiling, an opaque window, and a chrome heated towel rail.

















# KEY FEATURES

---

## Externally

To the front of the property, a block-paved driveway provides ample driveway parking for two vehicles and leads to the integral double garage. The front garden is neatly laid to lawn with manicured box hedging enclosed by a stone wall, enjoying attractive open views across surrounding fields. Gated access to either side leads to the rear garden.

The rear garden is a particular feature of the property, enjoying a superb south-facing orientation. Beautifully landscaped and fully enclosed, it comprises a paved terrace ideal for open air entertainment and dining, a level lawn, and well-stocked, shaped flower and shrub borders. Boundaries are formed by a combination of stone walling and fencing, providing both privacy and character.

The double garage is fitted with an electric remote-controlled Hormann up-and-over door and benefits from power and lighting, double-glazed windows, cold water supply with external





# LOCAL AREA

---



Kirkburton is a charming village located to the southeast of Huddersfield, between the villages of Denby Dale and Fenay Bridge surrounded by glorious un-spoilt countryside. Locally there are quaint village pub's including the locally famous 3 Acres at Emley and The Woodman at Thunderbridge. Boutique style shops are in-situ along the village High Street whilst local services are in abundance in the neighbouring villages of Denby Dale and Scissett, ranging from small gift and clothes shops to smaller supermarkets and a swimming pool. Highly regarded private and state schools are easily accessible.



Nearby attractions include Cannon Hall at Cawthorne with the popular Farm shop and Yorkshire Sculpture Park at West Bretton. Woodsome Golf Club is within a 10-minute drive whilst Holmfirth and glorious countryside associated with the Peak District National Park is within a short drive. Commutability throughout the region is excellent with major commercial centres being easily accessible whilst the M1 motorway is within a 10 minute drive. Bus and Train services are available in Denby Dale and Huddersfield.

Huddersfield 4.5 miles  
Manchester 33 Miles

Holmfirth 8 miles   Leeds 20 miles  
Sheffield 23 Miles   Wakefield 10 miles



# INFORMATION

---

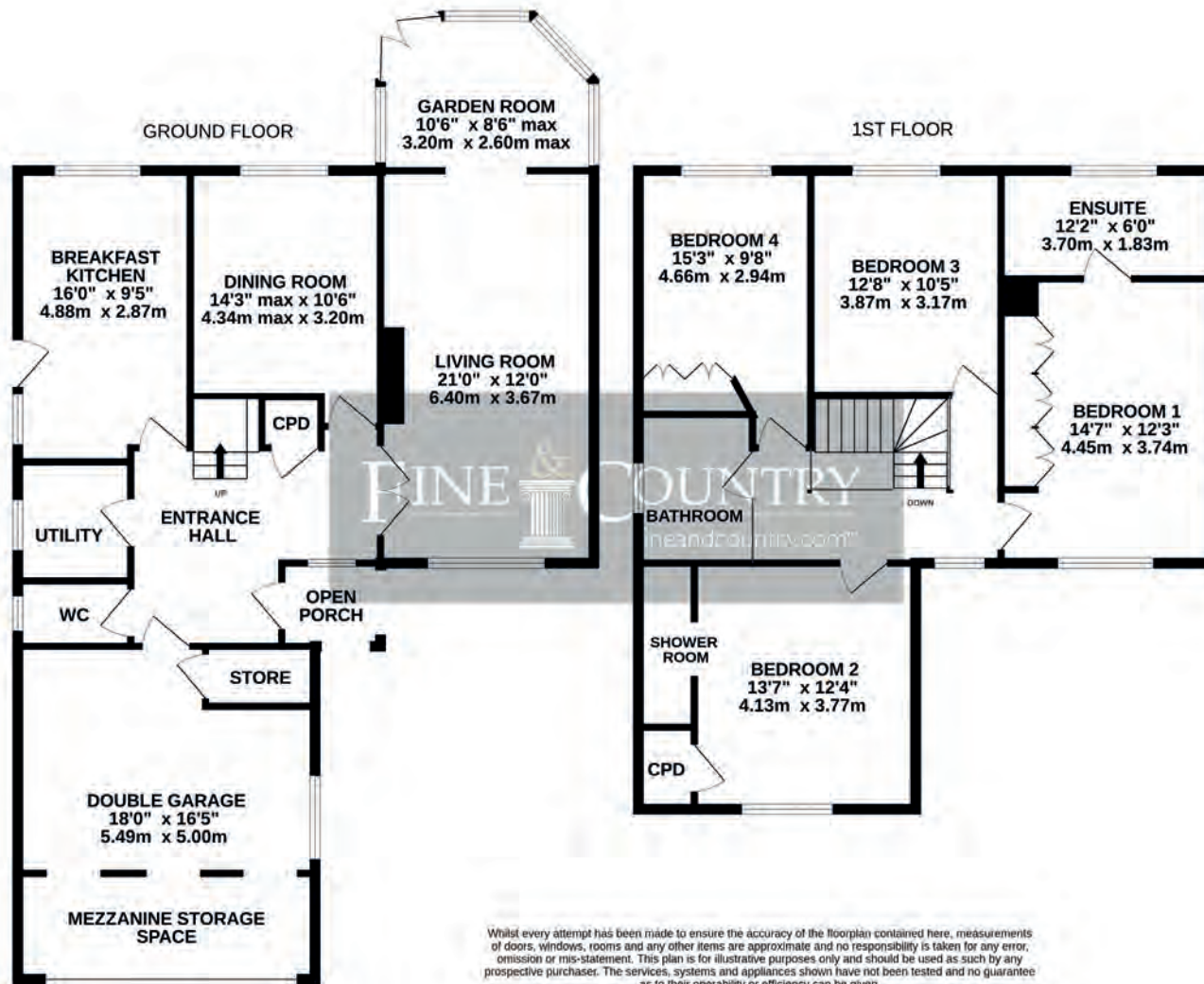
## Additional Information

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band – G. EPC Rating C. Fixtures and fittings by separate negotiation. Broadband is currently via Openreach installed FTTP (Fibre Through To Premises).

## Directions

What3words – sock.tiptoes.telephone





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplex ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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. Printed 28.04.2026





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country on



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

