

property details **approval form**

14 Cross Lane, Stocksmoor, Huddersfield, West Yorkshire, England, HD4 6XH

Date: 15 December 2025

Property Ref and Version: HDF118512 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

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>> **price**

£499,995

Tenure: Freehold

>> **key features**

- > Four-bedroom family home
- > Stunning countryside views and picturesque walks
- > Warm, characterful interiors
- > Excellent schools and transport links
- > South facing gardens
- > Double garage and driveway parking
- > Highly sought-after village
- > EPC Rating: D

>> **short description**

This warm charming four-bedroom home, set on a private track with only one neighbour, offers exceptional privacy and sweeping countryside views. Nestled in the sought-after village of Stocksmoor, it combines tranquil rural living with excellent schools and local amenities.

>> **long description**

Set along a quiet private track with just one neighbouring property, this impressive four-bedroom family home offers a rare sense of seclusion. Framed by sweeping countryside views, it provides a peaceful escape from the demands of daily life; an ideal haven for those seeking tranquillity and space.

Located in the highly desirable village of Stocksmoor, the property combines the charm of rural living with excellent access to local amenities. Families will appreciate the village's well-regarded schools and its inclusion in the sought-after middle school system, ensuring quality education close to home.

Commuters benefit from the nearby train station on the Penistone line, with direct connections to Huddersfield, Barnsley and Sheffield.

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For leisure, scenic countryside walks begin right outside the door, while welcoming local pubs provide the perfect spot to relax after exploring the area.

Inside, the home radiates warmth and character, offering inviting and practical living spaces that blend beautifully with the natural surroundings. Together, the setting and design make this property a truly exceptional find in one of the region’s most sought-after locations.

>> **directions**

>> **Agent Note**

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>> room description

Entrance

Step inside and you are greeted by a charming entrance porch that immediately sets the tone for this delightful home. Light-filled and welcoming, it offers a practical yet graceful space to leave coats and shoes, creating a gentle transition from the outdoors into the comfort and character that awaits within.

Kitchen

15' 6" x 8' (4.72m x 2.44m)

The kitchen forms a striking heart of the home, blending contemporary style with everyday practicality. A sleek array of high-gloss, handleless units is beautifully complemented by contrasting work surfaces, creating a clean and modern aesthetic. Integrated appliances, including a Neff electric oven, grill, and induction hob, ensuring effortless convenience, while a stylish sink with mixer tap, plumbing for a washing machine, and generous space for an American-style fridge freezer add to the thoughtful design. The layout has been carefully planned to make cooking and entertaining a pleasure, and the Karndean flooring enhances both the sophistication and durability of this inviting family space.

Lounge

15' 8" x 16' 5" (4.78m x 5.00m)

The lounge is a refined yet inviting retreat, bathed in natural light and overlooking the picturesque rear garden. Rich, warm tones create a cosy atmosphere, perfectly complemented by the striking original log-burning fire, set upon an exposed stone hearth with a rustic mantle above. This captivating feature forms the heart of the room, offering a welcoming space to unwind on cooler evenings. Balancing elegance with comfort, the lounge is ideal for both relaxation and entertaining, with double doors opening seamlessly into the dining room to enhance the home's sociable flow.

Dining Room

9' 11" x 19' 1" (3.02m x 5.82m)

Flowing effortlessly from the lounge, the dining room is a wonderfully sociable and inviting space, perfectly suited to both everyday family meals and special occasions. Double doors create a seamless connection with the lounge, while striking bi-fold doors open into the conservatory, filling the room with natural light and enhancing the indoor-outdoor lifestyle. Presented in warm, tasteful tones, the space exudes charm, with solid wood flooring adding character and timeless appeal. Generous proportions allow for a family-sized dining suite and additional freestanding furniture, making this versatile room adaptable to a variety of needs.

Conservatory

From the dining room, impressive bi-fold doors open into the conservatory — a bright and versatile space designed for relaxation and enjoyment of the serene garden surroundings. Flooded with natural light, it can serve as an extension of the dining area or as a private retreat of its own. With the added comfort of an electric heater, the conservatory is a haven to be enjoyed throughout the year. Whether it's morning coffee, an afternoon read, or simply soaking in tranquil views on a rainy day, this inviting room offers the perfect place to unwind and connect with nature from the warmth of home.

Bedroom One

15' 7" x 13' 3" (4.75m x 4.04m)

The king-size master suite offers a serene and spacious retreat, thoughtfully styled in soft neutral tones to create a

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calming atmosphere. Generous double windows bathe the room in natural light, enhancing its bright and airy feel. Adding to its versatility, the suite provides access to a converted attic via a solid wooden pull-down ladder — an adaptable space ideal for a home office, creative studio, or additional storage.

Home Office/Attic Conversion

Accessed via a pull-down ladder from the master suite, the attic has been thoughtfully converted into a highly versatile space. Currently serving as a private home office, it offers the perfect retreat away from the main living areas — an ideal setting for focus and productivity. At day’s end, the space can be neatly closed off without encroaching on the bedroom below. Cleverly designed storage under the eaves adds valuable practicality, meeting the needs of a growing family. Whether used as a study, creative studio, or simply for additional storage, this well-planned conversion brings exceptional flexibility to the home.

Bedroom Two

9' 9" x 9' 11" (2.97m x 3.02m)
Beautifully styled in calming dove grey and soft neutral tones, this bedroom exudes a serene and restful atmosphere. A plush carpet underfoot adds warmth and comfort, while three generous rear-facing windows frame delightful views of the garden and allow natural light to gently illuminate the space, enhancing its tranquil charm.

Bedroom Three

8' 11" max x 9' 11" (2.72m max x 3.02m)
This generously sized double bedroom offers ample space to accommodate a variety of freestanding furniture, making it a versatile and practical retreat. Its proportions provide flexibility to tailor the room to your needs, whether as a comfortable guest suite, a child’s bedroom, or a stylish additional living space.

Bedroom Four

8' 2" x 9' (2.49m x 2.74m)
This larger-than-average single bedroom offers impressive proportions, providing ample space for a variety of freestanding furniture. Versatile and inviting, it can be tailored to suit individual needs — whether as a comfortable child’s room, a guest space, or a practical home office.

Shower Room

The shower room is a striking showcase of modern design, with sleek black fixtures and fittings that create a bold yet refined aesthetic. At its centre, a luxurious walk-in cubicle features both a soothing rainhead and a secondary attachment for ultimate convenience. A stylish vanity unit with marble-topped basin and illuminated mirror adds a touch of elegance, while a heated towel rail ensures comfort. Fully tiled walls in soft neutral tones are beautifully offset by contrasting flooring, bringing depth and character to the space. Combining contemporary style with everyday practicality, this stunning room offers a refined retreat for modern living.

Bathroom

The house bathroom is a true indulgent retreat, thoughtfully designed for complete relaxation. Its centrepiece is the exquisite freestanding claw-foot roll-top bath, a timeless feature with a convenient shower attachment, perfect for unwinding at the end of the day. A stylish vanity unit with integrated storage, WC, and a sophisticated gold heated towel rail add both practicality and a touch of opulence. Fully tiled walls and flooring create a sleek, refined finish that is easy to maintain, while the overall design exudes elegance and comfort. This is a space made for closing the door,

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sinking into the bubbles, and enjoying pure tranquillity.

Exterior

Approached via a private lane, the property offers generous driveway parking for up to three vehicles, complemented by a detached double garage. The gardens are South facing, allowing for sunshine throughout the day; ideal for a welcoming atmosphere. The gardens sweep around the rear and side, providing a wonderfully private setting that is completely secluded from view. A broad, verdant lawn forms the perfect backdrop for family activities, while a charming patio leads to a delightful summer house — an inviting spot to relax and unwind. Designed for both peaceful moments and lively gatherings, this outdoor haven offers space for entertaining, play, and quiet enjoyment alike.

Air Bnb Potential

The detached double garage presents an exciting opportunity, with quotes previously obtained to transform it into a self-contained Airbnb complete with en-suite facilities. Estimated costs in the region of £20,000–£25,000 highlight the potential for a valuable investment. Perfectly positioned with excellent train links and nearby wedding venues, the property's location lends itself beautifully to a profitable short-term rental or holiday retreat. This conversion would not only provide an attractive income stream but also enhance the versatility of the home, all while retaining the privacy and charm that make the property so special.

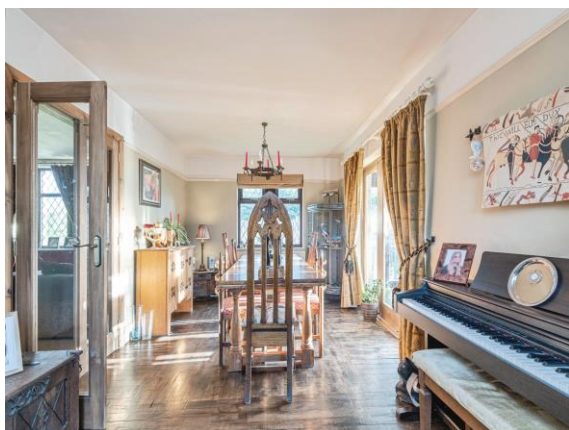
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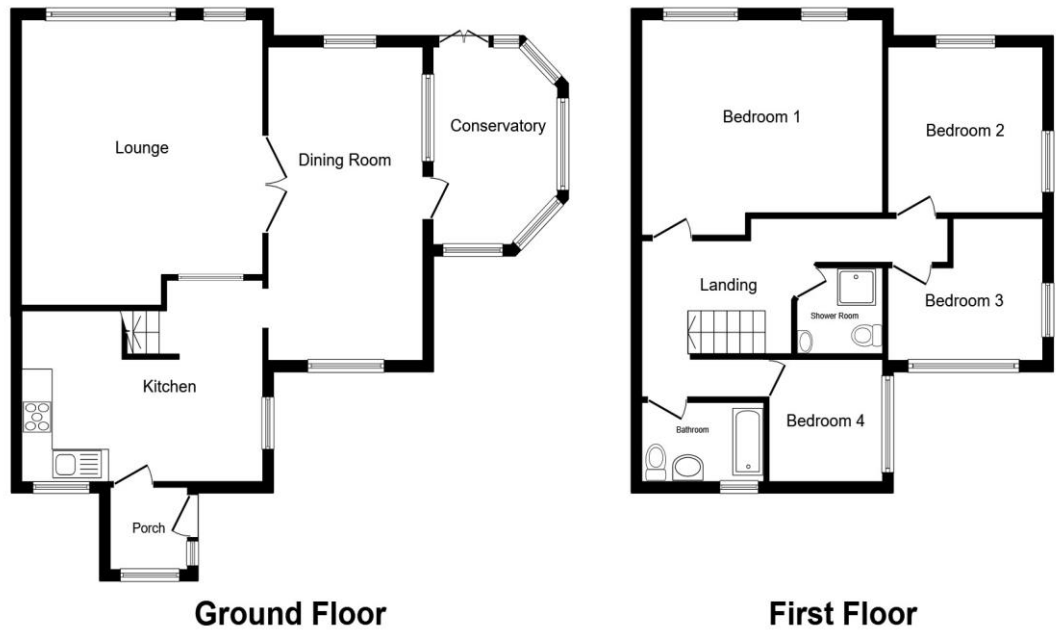
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>> floor plan



Total floor area 130.8 m² (1,408 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Amy Taylor		
Armani Henwood The New Homes Group		