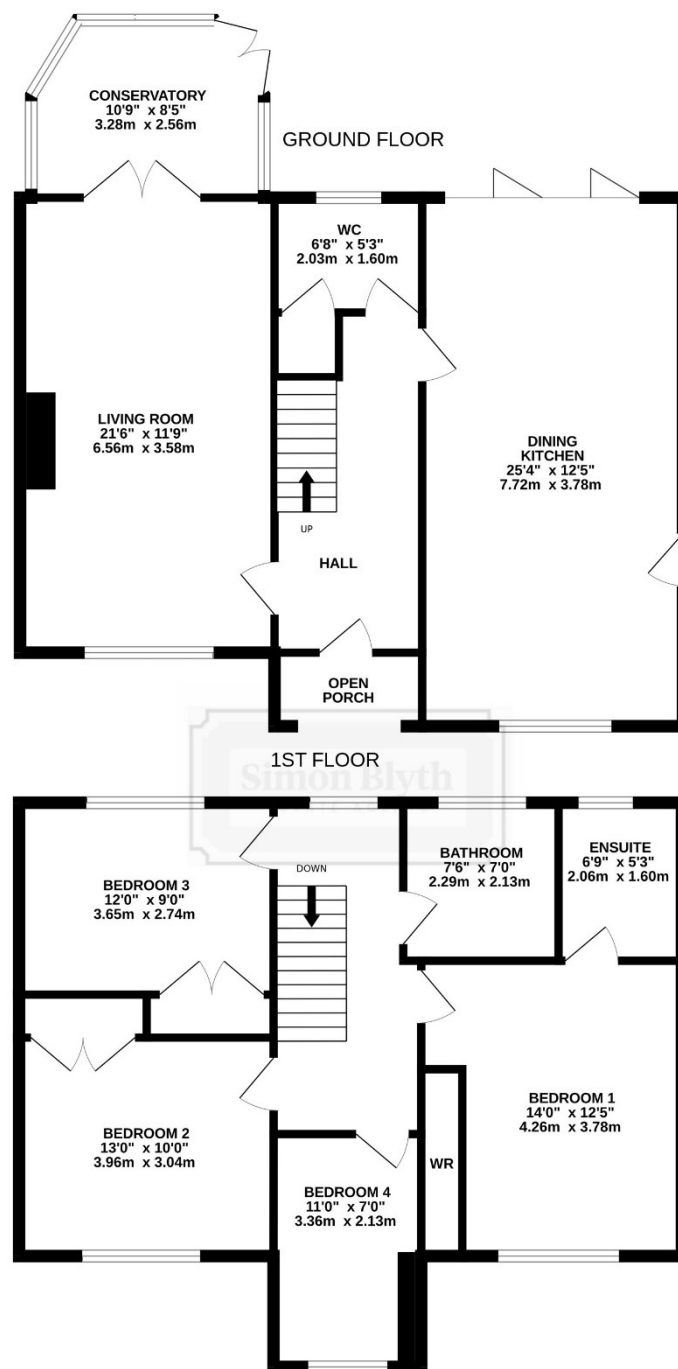




**1 Woodside Lodge, Kirkburton, Huddersfield, HD8 0PD**



WOODSIDE LODGE

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.  
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## PROPERTY DESCRIPTION

A modern stone built four bedroomed double fronted detached family house, situated at the entrance of small cul-de-sac of detached homes within a pleasant semi-rural location.

The property provides well-presented and tastefully appointed living space together with a detached office/gym with store ideal for someone who works from home.

The accommodation briefly comprises the ground floor entrance hall, downstairs w.c, living room, conservatory and dining/kitchen. First floor landing leading to master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally there is a block paved drive with parking across the front and down one side together with gardens to front and rear with dry stone wall and timber fencing to the borders.

**Offers Around £550,000**

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## GROUND FLOOR

An open entrance porch with ceiling light gives access to the main entrance hall.

### ENTRANCE HALL

*Measurements- 16'0" x 6'9"*

With a composite panelled and frosted double glazed door with uPVC double glazed windows to either side all of which provide this area with natural light. There is a ceiling light point, ceiling coving, central heating radiator, tiled flooring and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS WC

*Measurements- 6'8" x 5'3"*

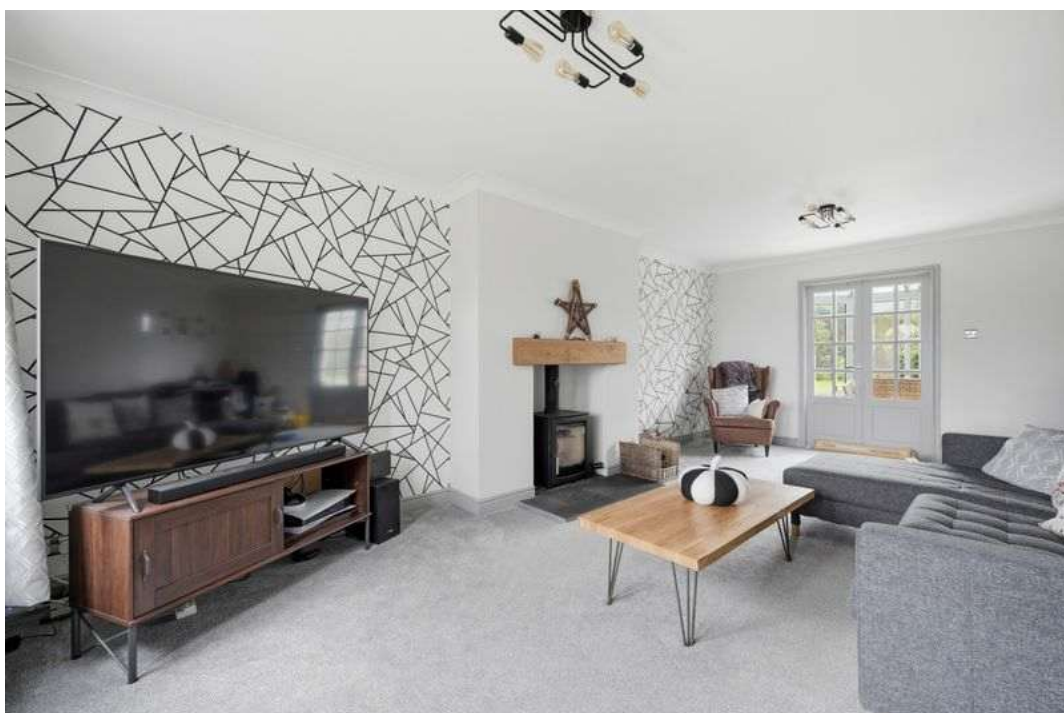
With frosted uPVC double glazed windows, inset LED downlighters, central heating radiator, tiled floor, useful storage cupboard beneath the staircase and fitted with suite comprising pedestal wash basin with chrome monobloc tap, tiled splashback and low flush w.c.



## LIVING ROOM

Measurements – 21'6" x 11'9"

A generously proportioned reception room which has uPVC double glazed windows looking out over the front garden and with a pleasant aspect beyond, in addition there are twin timber and bevelled glass French doors to the rear elevation opening into the conservatory. There are two ceiling light points, ceiling coving, central heating radiator and as the main focal point of the room housed within the chimney breast there is a wood burning stove resting on a slate tiled hearth with oak mantle.



## CONSERVATORY

*Measurements – 8'5" x 10'9"*

This has a timber sealed unit double glazed windows together with French doors, ceiling light point and enjoying a pleasant southerly aspect.



## DINING/KITCHEN

*Measurements – 25'4" x 12'5"*

Once again as the dimensions indicate this is a particularly spacious room with uPVC double glazed windows to the front elevation enjoying a pleasant aspect, in addition there is further natural light from aluminium double glazed three section bi-fold doors to the rear and uPVC sealed unit double glazed window with adjacent composite panelled and frosted double glazed door to the side elevation. There are inset LED downlighters to the kitchen section, two ceiling light points to the dining and with central heating radiator and vertically hung radiator, grey plank effect laminate flooring and fitted with a range of grey base and wall cupboards, drawers, these are complimented by brushed copper handles with contrasting overlying worktops and tiled splashbacks, there is an inset one and half bowl single drainer sink with brushed copper mixer tap, a Flavel range style cooker with a five ring halogen hob, twin electric ovens and grill ( this is available by separate negotiation at a price to be agreed) with extractor hood over, glazed display cupboard with downlighter and glass shelving, integrated dishwasher, concealed lighting beneath the wall cupboards, cupboard housing a Viessmann gas fired central heating boiler fitted in 2016 beneath this cupboard there is under counter space for washing machine and tumble drier. The island unit has pan drawers and drawers together with a worktop extending to form a breakfast bar.









## FIRST FLOOR

### LANDING

*Measurements- 15'0" x 7'0"*

This has uPVC double glazed windows looking out over the rear garden, there is a ceiling light point, loft access, ceiling coving. From the landing access can be gained to the following rooms: -

### BEDROOM ONE

*Measurements- 14'0"x 12'5"*

A double room which has uPVC double glazed windows looking out over the front garden and with views over surrounding countryside, there is a ceiling light point, ceiling coving, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes.



## EN-SUITE SHOWER ROOM

*Measurements – 6'9" x 5'3"*

With a frosted uPVC double glazed window ,inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap, low flush w.c and corner shower cubicle with chrome shower fitting.

## BEDROOM TWO

*Measurements – 13'0" x 10'0"*

A double room with uPVC double glazed windows looking out over the front garden and with pleasant views beyond, there is a ceiling light point, ceiling coving, central heating radiator and to one elevation there are recessed fitted wardrobes.



### BEDROOM THREE

Measurements- 12'0" x 9'0"

A double room with uPVC double glazed windows enjoying a southerly aspect over the rear garden, there is a ceiling light point, ceiling coving, central heating radiator and fitted recessed wardrobes.



### BEDROOM FOUR

Measurements- 11'0" x 7'0"

This is situated between bedrooms one and two and enjoys a similar aspect through uPVC double glazed windows. There is a ceiling light point, ceiling coving and central heating radiator.





## **FAMILY BATHROOM**

*Measurements – 7'6" x 7'0"*

With frosted uPVC double glazed window, inset LED downlighters, extractor fan, ceiling coving, two and grove panelled walls to dado height, tiled floor, chrome heated towel rail incorporating column radiator and fitted with a suite comprising free standing slipper roll top bath resting on ball and claw feet with free standing chrome mixer tap incorporating hand spray, pedestal wash basin and low flush w.c.



## OUTSIDE

### PARKING

The property is approached through stone gate posts onto a block paved driveway where there is parking across the front of the property and down the right-hand side with twin wrought iron gates opening onto a further block paved driveway in the rear garden.



## GARDENS

To the front of the property there is a lawned garden with planted trees, flowers and shrubs and bordered by a dry-stone wall. To the rear there is an outside cold-water tap, shaped lawned garden with a southerly aspect, flagged patio, planted trees and shrubs, timber fence and dry-stone wall boarder and the former stone built double garage which has now been converted to a home office, store and gym. To the rear of the office there is a lean-to timber shed.







## DETACHED OFFICE

### ENTRANCE LOBBY

This has a composite and frosted double glazed door, inset LED downlighters, grey plank effect laminate flooring and the lobby is open to the office/gym.

### OFFICE/GYM

*Measurements- 15'6" x 10'6"*

With dual aspect uPVC double glazed windows, inset LED downlighters, grey plank effect laminate flooring and with insulated walls and ceiling together with a loft access with fold down timber ladder leading to a centrally bordered loft space. To one side there is a door giving access to a storeroom.





## STOREROOM

Measurements- 9'9" x 5'9"

With inset LED downlighters, grey plank effect laminate flooring and having fitted shelving to two elevations.



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### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system.

Double glazing- The property has uPVC, timber and aluminium double glazing.

Tenure- Freehold

Council Tax Band- G

Directions- Using satellite navigation enter the postcode HD8 0PD

### **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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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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

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mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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