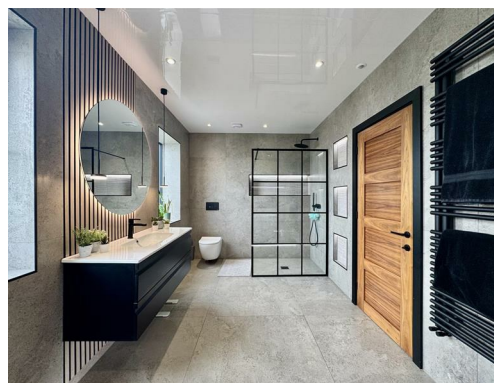


172 Woodside Road,
Huddersfield HD4 5JG

OFFERS AROUND
£875,000



A UNIQUE AND STYLISH FOUR/FIVE BEDROOM DETACHED FAMILY HOME BOASTING EXTREMELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT, BEAUTIFULLY LANDSCAPED GARDENS AND A GATED DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND G / ENERGY RATING C.

PAISLEY
PROPERTIES

RECEPTION HALL

You enter into a welcoming, stylish and cleverly designed reception hall with a full view of the ground floor, having ample space for greeting guests and for removing outdoor clothing. There are numerous windows allowing natural light to flood the space and heated herringbone flooring flows throughout. An Ash staircase ascends to the first floor gallery landing and doors open to the sitting room, ground floor W.C, home office, playroom and an opening leads to the dining room.



DINING ROOM 21'11" max x 14'9" max

A real WOW factor and great space for entertaining family, friends and for formal meals. Open to the reception hall is this stunning space which has ample room for a dining table, chairs and further freestanding furniture if required. Boasting lovely high ceilings with a view to the gallery landing and a fabulous full height bank of windows with bifold doors allowing garden views. Inset shelving and a log effect gas fire separate the space from the reception hall, heated herringbone flooring flows throughout and a door opens to the living kitchen.



LIVING KITCHEN 27'11" max x 14'2" max

This dual aspect room is flooded with natural light and gives access to both the front and rear garden through two sets of bi fold doors. Throughout the space is herringbone heated flooring and spotlights to the ceiling. The living area has an inset log effect gas fire with a slate hearth creating a fantastic focal point to the room and there is ample space for living room furniture.

With no expense spared, the contemporary kitchen is fitted with a range of black matte wall and base units with Italian walnut work surfaces. There are integrated appliances including a NEFF electric oven, NEFF microwave oven and an island with storage houses a NEFF four ring gas hob and an inset composite sink with a Quooker mixer tap over. There is space for a freestanding fridge freezer and doors lead to the utility room and back through to the dining room.



UTILITY ROOM 12'7" apx x 7'10" apx

Neatly positioned off the living kitchen, this good size utility room houses the boiler, offers fitted cabinetry which has space for household items, plumbing for a washing machine and space for a tumble dryer. There is space for freestanding storage, LVT heated flooring underfoot, spotlighting to the ceiling and two windows overlook the rear garden.



SITTING ROOM 21'3" apx x 17'7" apx

This extremely spacious sitting room is filled with natural light, thanks to a bank of patio doors that open directly onto the driveway. The generous proportions offer plenty of space for relaxing or entertaining and room for a range of living room furniture. The room is beautifully decorated, has feature panelled walls and a door leads back to the entrance hallway.



GROUND FLOOR W.C 7'6" apx x 3'9" apx

Conveniently placed off the entrance hallway this attractive cloakroom is partially tiled in bevelled metro tile and briefly comprises of a low flush W.C, vanity hand wash basin with mixer tap over, a circular LED mirror, spotlighting and heated tile flooring underfoot.



PLAYROOM / BEDROOM 4 14'0" max x 10'5" max

Currently used as a games room / play room, this room could also lend itself to being a ground floor bedroom ideal for guests with direct access to the garden through its bi fold doors. There is plenty of room for furniture, heated tile flooring underfoot and spotlights to the ceiling. A door opens to the reception hall



HOME OFFICE / BEDROOM FIVE / GYM 18'2" max x 17'1" max

A superb home office designed to inspire productivity, enjoying an outlook over the garden through bifold doors which open to the raised decking. A striking roof lantern floods the space with natural light, there is room for freestanding furniture, spotlighting and heated herringbone flooring flows underfoot. A door opens to the reception hall.



FIRST FLOOR GALLERY LANDING

An impressive Ash staircase with glass balustrade ascends to the first floor gallery landing which provides a fantastic view over the ground floor reception rooms, doors open to three double bedrooms (one with an ensuite bathroom and dressing room) and the house bathroom. Patio doors open to the roof terrace and a staircase ascends to the attic rooms.



BEDROOM ONE 18'0" apx x 14'3" apx

The principal bedroom is beautifully presented and generously proportioned, offering not just a place to rest but creating a private sanctuary within the home. There is ample space for furniture, A large window gives a view over the front garden below and doors open to the ensuite shower room, dressing room and back through to the landing.



EN SUITE BATHROOM 9'9" apx x 7'4" apx

This modern ensuite shower room is fitted with a vanity cupboard topped with a handwash basin with an anthracite mixer tap, a freestanding bath, low level WC, a double walk in shower enclosure equipped with a waterfall shower and a chrome towel radiator. The walls are partially tiled with complimentary porcelain tiles underfoot, spotlights and a door leads to bedroom one.



DRESSING ROOM 9'9" apx x 6'8" apx

Thoughtfully designed with fitted cabinetry and with space for a dressing table, this handy room has spotlighting and a lovely view over the garden, roof tops and countryside beyond through its window. A door opens to bedroom one.



BEDROOM TWO 14'2" max x 10'8" apx

Located to the rear of the property, this lovely double bedroom enjoys a pleasant outlook over the rear garden from its window and offers ample space for free standing bedroom furniture. There are spotlights to the ceiling and a door leads to the landing.



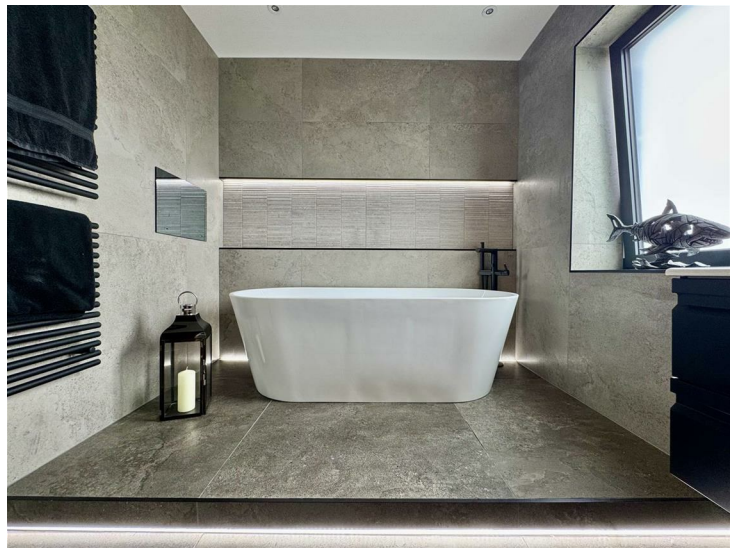
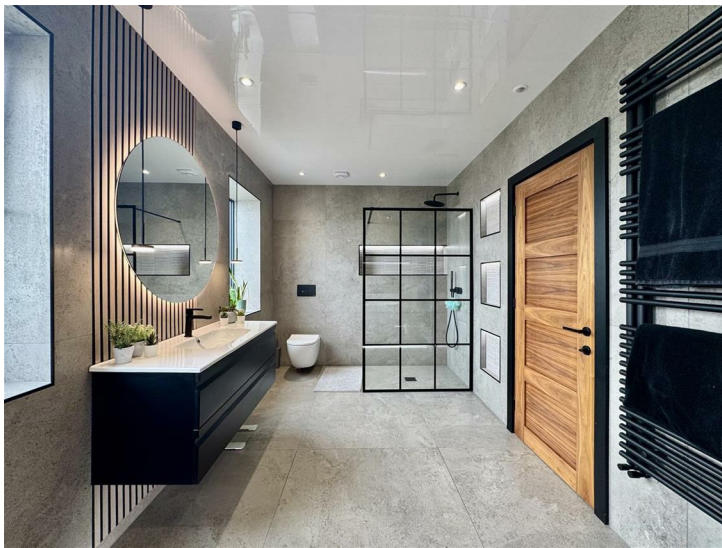
BEDROOM THREE 14'2" apx x 9'10" apx

Located to the front of the property is this good size and tastefully decorated double bedroom with space for freestanding furniture and spotlights to the ceiling. A window overlooks the front garden and a door leads through to the landing.



BATHROOM 14'4" apx x 7'8" apx

This "boutique style" bathroom is fully tiled, has automatic lighting, incorporates a four-piece suite comprising of a freestanding bath, low level W.C, a large vanity hand wash basin with mixer tap sat upon cabinetry, a double walk-in waterfall shower and an anthracite towel radiator. The floor is tiled, there are spotlights to the ceiling, two opaque windows let natural light enter the room and a door leads to the landing.





ROOF TERRACE

Accessed from the first floor landing, offering a true extension of living space framed by wonderful glass balustrades. There is plenty of room for a full suite of outdoor furniture and gives a real sense of privacy and openness along with uninterrupted outlooks.



ATTIC ROOM 15'6" max x 13'5" max into eaves

An Ash staircase ascends to the attic room offering a range of uses, a hobby room, teenage retreat, study or snug if desired. A door leads to eaves storage ideal to either extend the attic room or for extra storage.



REAR GARDEN

A raised composite deck section leads seamlessly from the house connecting indoors to this beautifully landscaped rear garden which is enclosed and both family friendly and thoughtfully designed for outdoor living. Featuring a large artificial lawn, a secure play area with soft surfacing ideal for young children, a paved patio area perfect for entertaining with ample space for dining furniture and a built in barbecue with a lovely pergola. To the rear of the garden is an outbuilding ideal for storage.





EXTERNAL FRONT AND DRIVEWAY

Entered by electric sliding gates is this great size, block paved driveway which provides parking for multiple vehicles. There is a gravel area and a lawn ideal for sitting out and with space for garden furniture. A timber gate opens to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band G

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notice
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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 produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

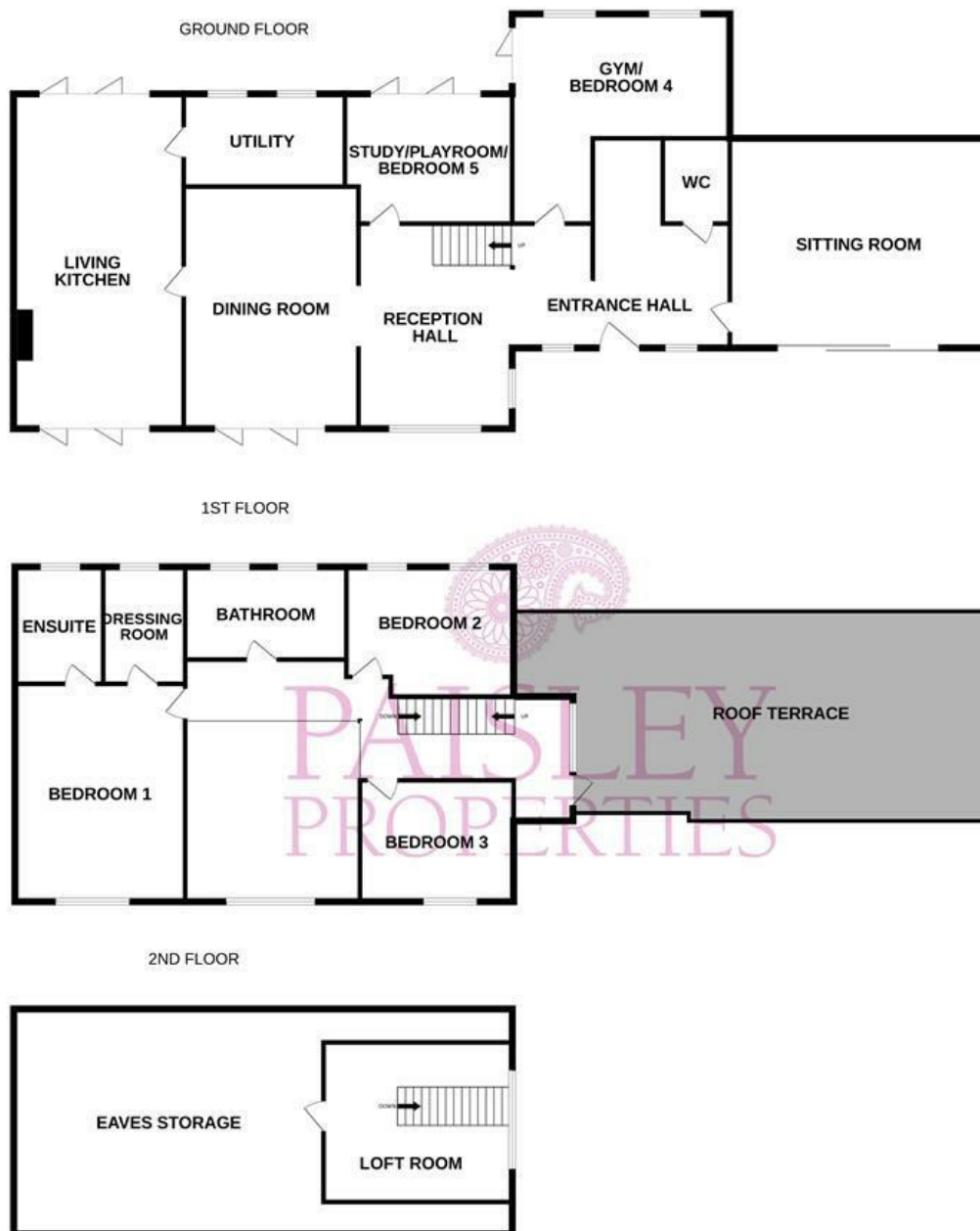
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

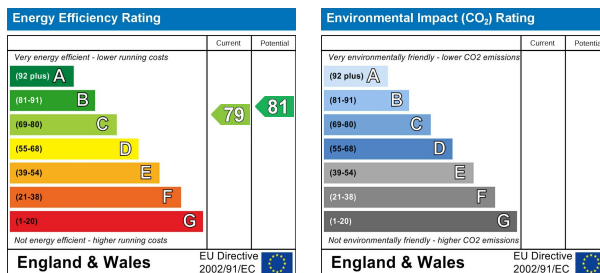
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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