



# Snow Gate™

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## 15 Woodside Lodge

Kirkgate, Huddersfield, HD8 0PD

A very high specification five bedroom detached family home in this most sought after location with beautiful views and huge garden with home gym/office backing onto Green Belt. The property has been extended twice creating an exceptional open plan kitchen/living/dining/entertaining area and huge first floor Master bedroom suite with dressing area and ensuite. The property is immaculate throughout with contemporary and quality fixtures and fittings and features such as underfloor heating, bi-folding doors, integrated Bose speakers, zoned alarm and bespoke designer fitted kitchen with the full spectrum of integrated appliances. A 75-meter garden is complete with a heated home gym/office or games room. As you would expect there is plenty of off road parking and substantial double garage.

£875,000

# 15 Woodside Lodge

Kirkburton, Huddersfield, HD8 0PD



- FIVE BEDROOM (TWO WITH ENSUITE) DETACHED FAMILY HOME (APPROX 2700 SQ FT)
- 75 METER GARDEN WITH SUPERB HOME GYM/OFFICE OR PLAY ROOM WITH AIR CON/HEATING
- MODERN THROUGHOUT WITH 40' OPEN PLAN KITCHEN/LIVING/DINING ENTERTAINING AREA
- RECENTLY EXTENDED WITH DESIGNER FIXTURES AND FITTINGS
- SEPARATE SITTING ROOM/FAMILY ROOM/HOME OFFICE/BEDROOM 6 ADJACENT TO THE UTILITY AND WC
- STUNNING LOCATION WITH BEAUTIFUL VIEW - PARKING AND DOUBLE GARAGE

## Entrance

## WC/Cloakroom

## Office/Family Room

10'4 x 9'6 (3.15m x 2.90m)

## Utility/Boot Room

13'0 x 7'8 (3.96m x 2.34m)

## Open Plan Living/Dining Kitchen

40'0 x 24'11 (12.19m x 7.59m)

## Sitting Room

20'0 x 13'8 (6.10m x 4.17m)

## First Floor Landing

## Master Bedroom Suite

## Dressing Room

17'0" x 7'1" (5.18m x 2.16m)

## Kingsize Master Bedroom

14'11" x 11'3" (4.55m x 3.43m)

## Master Ensuite

10'5" x 5'8" (3.18m x 1.73m)

## Bedroom 2

13'8 x 12'7 (4.17m x 3.84m)

## Ensuite

9'10 x 6'10 (3.00m x 2.08m)

## Bedroom 3

13'9 x 11'2 (4.19m x 3.40m)

## Bedroom 4

11'10 x 11'6 (3.61m x 3.51m)

## Bedroom 5

10'7 x 8'4 (3.23m x 2.54m)

## Bathroom

9'8 x 7'1 (2.95m x 2.16m)

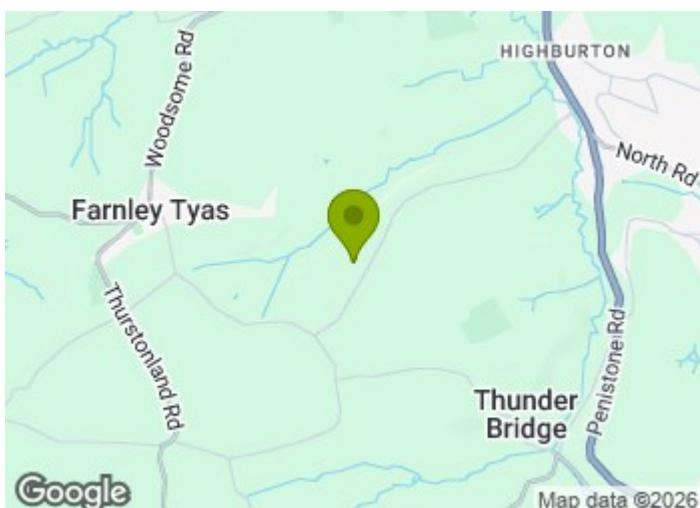
## Gym, Office or Games Room

24'4" x 13'5" (7.42m x 4.09m)

## Garage & Parking

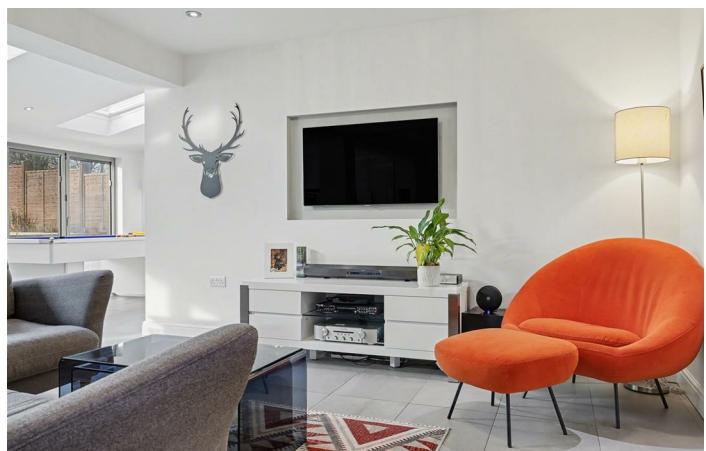
18'4 x 17'7 (5.59m x 5.36m)

## Garden

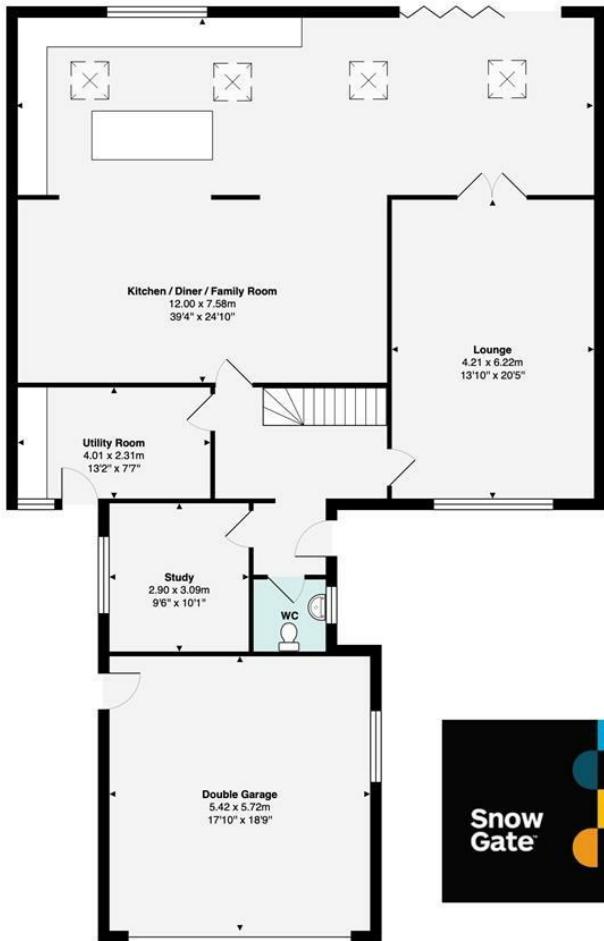


## Directions

From Huddersfield take the A629 Wakefield Road from the town centre. Follow this road for approximately 3 miles, continue on the A629 Penistone Road through the main traffic lights at Waterloo. After the next set of traffic lights by The Swan Inn look out for a right hand turn on to Storthes Hall Lane. Follow this road almost to the top where Woodside Lodge can be found on the right hand side. Enter the development and take a left following the road until you find no 15 on the left hand side.



# Floor Plan



Woodside Lodge, Kirkburton, Huddersfield, HD8 0PD

Total Area: 286.2 m<sup>2</sup> ... 3081 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                   |           | Environmental Impact (CO <sub>2</sub> ) Rating                                 |           |
|--|-----------|--|-----------|
| Current  | Potential | Current  | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |           |
| (81-91) B  |           | (81-91) B  |           |
| (69-80) C  | 77        | (69-80) C  | 81        |
| (55-68) D  |           | (55-68) D  |           |
| (39-54) E  |           | (39-54) E  |           |
| (21-38) F  |           | (21-38) F  |           |
| (1-20) G   |           | (1-20) G   |           |
| Not energy efficient - higher running costs                |           | Not environmentally friendly - higher CO <sub>2</sub> emissions                |           |
| England & Wales  |           | England & Wales  |           |
| EU Directive 2002/91/EC                                    |           | EU Directive 2002/91/EC  |           |

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