

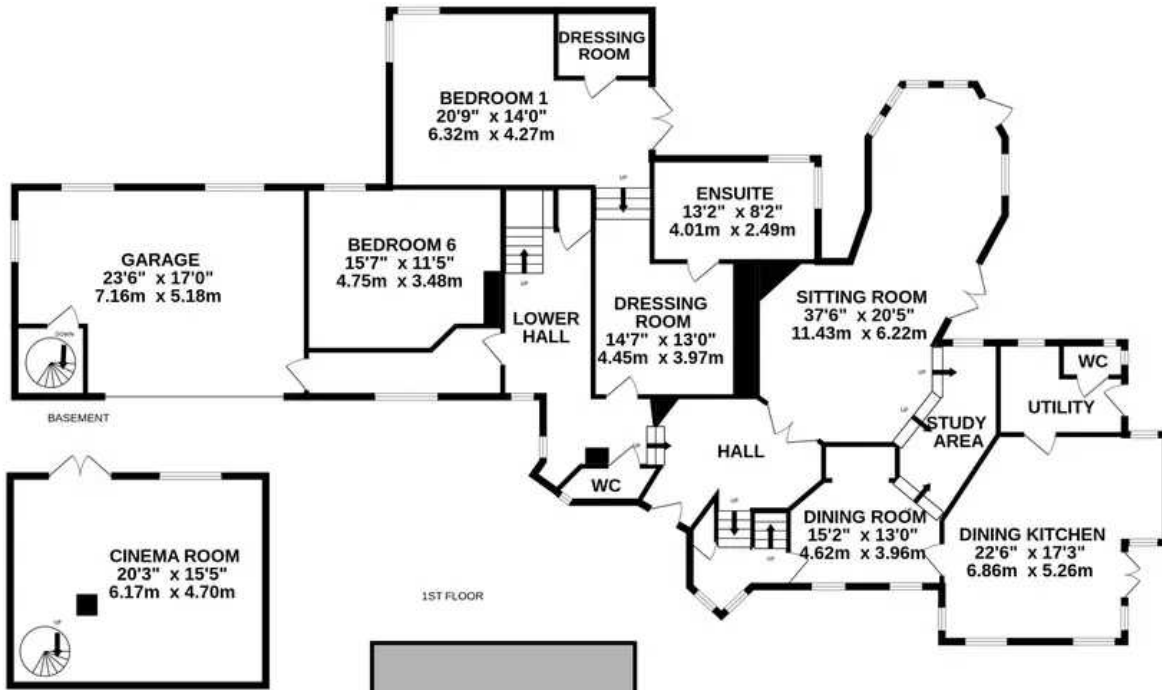


Wood Leigh, Box Ings Lane, Kirkburton

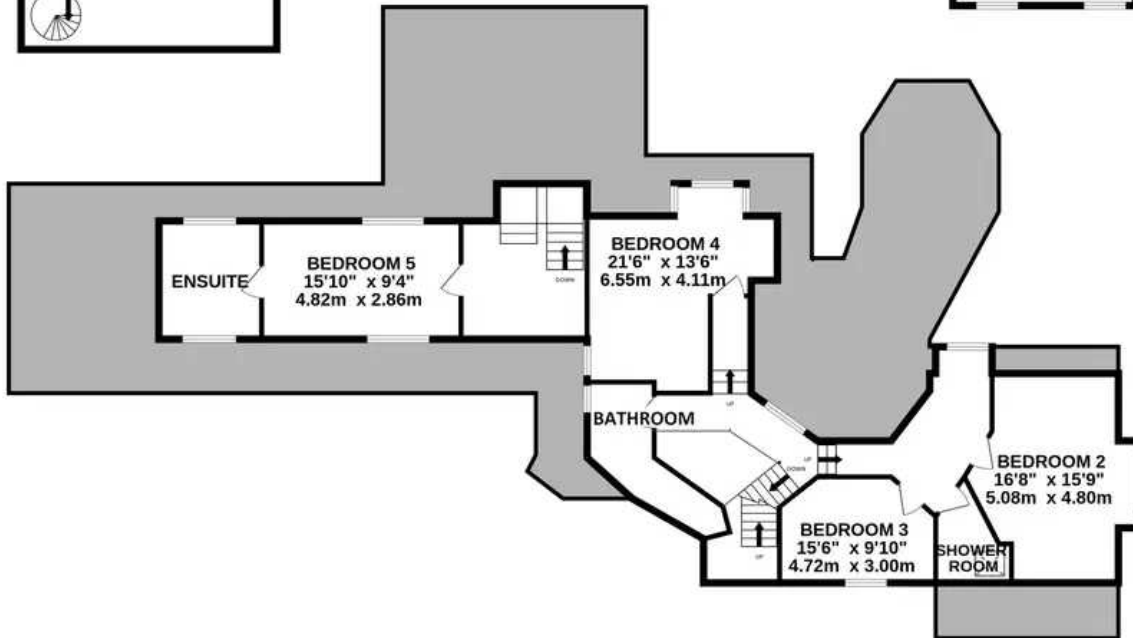
Huddersfield, HD8 0SU

Offers in Region of **£1,600,000**

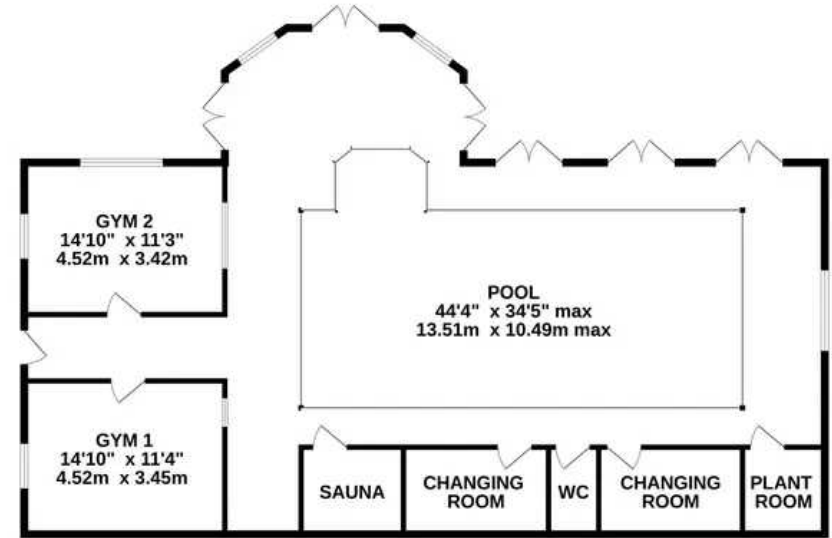
GROUND FLOOR



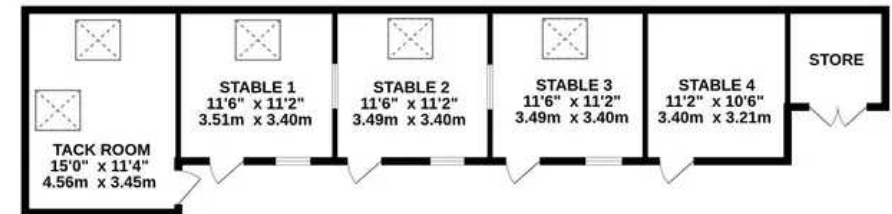
1ST FLOOR



POOL HOUSE



STABLES



WOOD LEIGH

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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Wood Leigh, Box Ings Lane

Kirkburton, Huddersfield, HD8 0SU

WOOD LEIGH IS AN EXTRAORDINARY, PARTICULARLY STYLISH AND FLEXIBLE HOME WITH SUPERB FEATURES INCLUDING APPROXIMATELY 3.5 ACRES OF GARDENS, GROUNDS AND PADDOCKS, A FABULOUS STABLE BLOCK, AND A SUPERB LEISURE BLOCK WITH HEATED SWIMMING POOL, CHANGING ROOMS, SAUNA, GYM AND BOXING/KARATE ROOM. THE PRINCIPAL HOUSE BOASTS EXCEPTIONALLY STYLISH ACCOMMODATION INCLUDING A DOUBLE-HEIGHT ENTRANCE HALL WITH GALLERIED LANDING AND A SIX-BEDROOM LAYOUT; ALL OF WHICH TAKES ADVANTAGE OF LOVELY VIEWS OUT OVER THE GARDENS AND BEYOND, AND IS FINISHED TO A HIGH SPECIFICATION THROUGHOUT AFTER RECENT NO-EXPENSE-SPARED UPGRADING.

Tenure Freehold.

Council Tax Band G.

EPC Rating D.

- 1
- 2
- 3





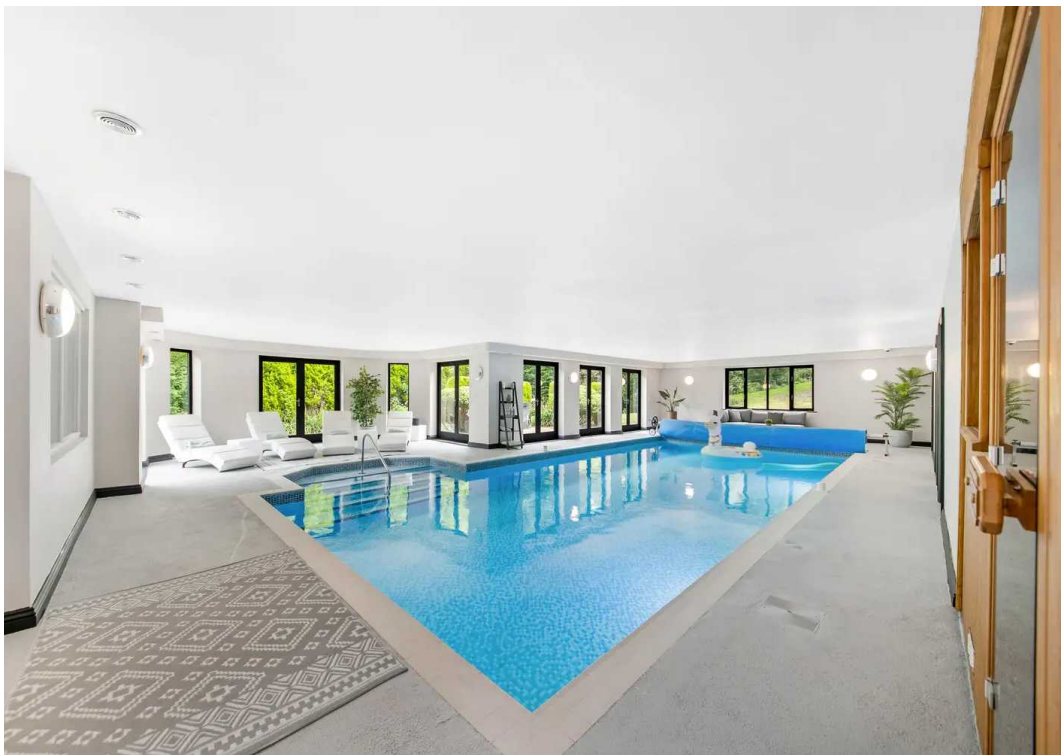
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The home briefly comprises entrance hall, superb sitting room with bar/garden room area, home office area, formal dining room, spectacular dining living kitchen, utility room, bedroom six/study to the ground floor, superb lower ground floor cinema room with glazed doors out to the garden, stunning first floor landing, house bathroom, house shower room, and six double bedrooms in total; two with fabulous en-suites and the principal bedroom also benefitting from a generous dressing room. Wood Leigh is approached via a long, impressive driveway, offering ample parking space, and the home is complemented superbly by beautiful gardens and grounds with woodland area, pond, and fields. Just a short walk away from Kirkburton village with its host of amenities and adjacent to fabulous rural countryside, this home offers the family many extras both inside and out.

- 1
- 2
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GROUND FLOOR

ENTRANCE HALL

17' 3" x 16' 7" (5.26m x 5.05m)

Enter into the property's atrium-style hallway through a stylish, high-quality door with surrounding glazing. The double-height, galleried entrance hall features spotlighting and fabulous glazing to the upper level. There is beautiful timberwork and glazed balustrading, high-quality flooring, period-style central heating radiators, and extends to one side to the lower hall. There is also a further hallway which features an understairs cupboard and continues through to the secondary staircase.

LOWER HALL

The lower hall features beautiful flooring, a period-style central heating radiator, and a window overlooking the driveway. A doorway provides access from the lower hall to the downstairs w.c.

DOWNSTAIRS W.C.

The downstairs w.c. features ceramic tiling to the full ceiling height, a double-glazed window, and comprises a low-level w.c. and wash hand basin.

SITTING ROOM

37' 5" x 20' 5" (11.40m x 6.22m)

Twin glazed doors from the atrium entrance hallway provide access to the fabulous sitting room, which is an enormous space with a particularly high ceiling height, featuring a bar area. The sitting room boasts many stylish features including an impressive antique brick fireplace with raised hearth which is home to a cast-iron, wood-burning stove, period-style central heating radiators, fabulous glazing overlooking the gardens and view beyond, a glazed door providing direct external access, and further twin glazed doors providing access to the side garden. The bar area is extremely well fitted and of a high quality.

STUDY AREA

13' 4" x 8' 3" (4.06m x 2.51m)

Situated off the sitting room is a delightful study area with a high ceiling height, window, and attractive flooring. A timber and glazed door leads through to the dining room.





DINING LIVING KITCHEN

17' 3" x 22' 6" (5.26m x 6.86m)

The dining living kitchen is of a particularly large size and features stylish windows to two sides offering views across the gardens and land beyond. There is delightful ceramic tile flooring, inset spotlighting, a range of high-quality units with high-specification working surfaces over, and a breakfast bar. There are provisions for an American-style fridge freezer, a two-bowl stainless-steel sink unit with stylish mixer tap over, a bank of fabulous Siemens ovens and microwave with warming drawers, a Siemens induction hob, a stainless-steel and glazed extractor fan over, two integrated dishwashers, and a wine fridge. There are provisions for a wall-mounted TV, and glazed doors lead out to a covered area and patio. A further doorway leads through to the utility room.

DINING ROOM

15' 2" x 13' 0" (4.62m x 3.96m)

The dining room features beautiful flooring, a delightful inglenook display area with spotlighting, a chandelier point, twin windows to the front, and a period-style central heating radiator. A doorway then leads through to the fabulous dining living kitchen.



UTILITY ROOM

The utility room is fitted with high-quality cupboards, a stainless-steel sink unit, plumbing for an integrated washing machine and tumble dryer, and laundry shelving.

SECOND DOWNSTAIRS W.C.

From the utility room, a second downstairs w.c. can be accessed. This features a concealed cistern w.c., a wash hand basin, ceramic tile flooring, stylish windows, and inset spotlighting.

BEDROOM ONE

20' 10" x 13' 11" (6.35m x 4.24m)

Bedroom one is a fabulous, large double bedroom featuring a spacious dressing area with twin chandeliers and two wall light points, inset spotlighting, windows to sides, a doorway leading through to the large en-suite, and twin glazed doors providing direct access out to the gardens.

BEDROOM ONE EN-SUITE BATHROOM

This en-suite features ceramic tile flooring, ceramic tiling to the full ceiling height on the walls, inset spotlighting, and an obscure-glazed arch window. There is a five-piece suite which comprises twin wash hand basins with illuminated mirrors and mixer taps above and vanity drawers beneath, a bidet, a low-level w.c., a stylish double-ended bath with high-quality fittings, and a fixed glazed screen shower.

BEDROOM ONE DRESSING ROOM

14' 7" x 13' 0" (4.45m x 3.96m)

The dressing room is fully fitted with hanging rails, drawers, hat shelving and shoe racks.



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CINEMA ROOM

20' 3" x 15' 5" (6.17m x 4.70m)

This fabulous space, utilised as a home cinema, is accessed via a spiral staircase and is beautifully equipped and tastefully decorated. There are twin glazed doors leading out to the lower patio and gardens beyond, a bank of windows, and the room is superbly appointed in terms of high-specification equipment.

FIRST FLOOR

FIRST FLOOR LANDING

The fabulous main staircase provides access up to the first floor landing, which is a substantial way up the atrium hallway and provides a lovely view down to the ground floor level. From here, access is gained to bedroom two, bedroom three, bedroom four, a house bathroom, and a house shower room.

BEDROOM TWO

15' 9" x 16' 8" (4.80m x 5.08m)

Bedroom two is a large double bedroom with windows looking across the gardens and land beyond. There is a particularly high ceiling height with twin chandelier points.

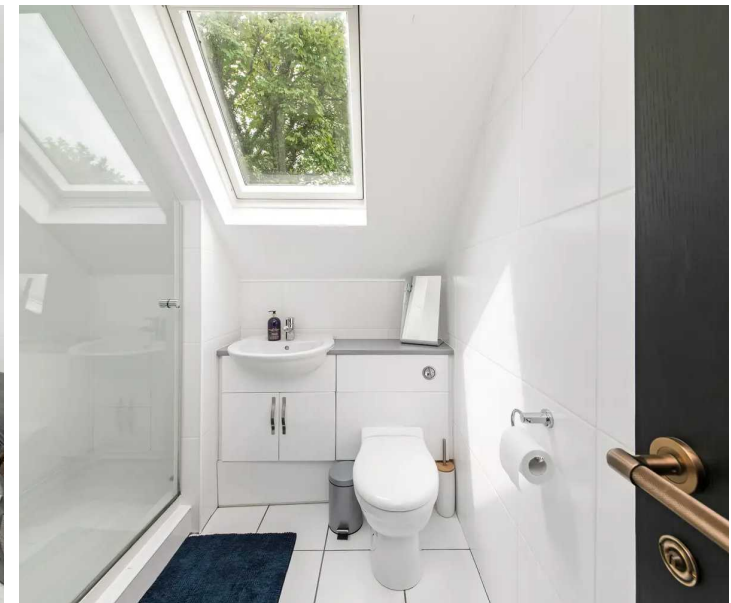
BEDROOM THREE

15' 6" x 9' 10" (4.72m x 3.00m)

Bedroom three is another double bedroom which is tastefully decorated, offers a pleasant outlook, and features a chandelier point. This room utilises the nearby shower room.

SHOWER ROOM

The shower room features ceramic tile flooring, ceramic tiling to the full ceiling height, inset spotlighting, a velux window, a low-level w.c. with concealed cistern, a wash hand basin, and a shower with large glazed door.





BEDROOM FOUR

21' 6" x 13' 6" (6.55m x 4.11m)

Bedroom four is another large double bedroom with dual-aspect windows, high ceiling height, and a display alcove.

HOUSE BATHROOM

The house bathroom is well appointed, with stylish vanity unit, glazed shower cubicle with sliding door and high-quality chrome fittings, a low-level w.c., and a stylish bath with mixer tap and showerhead over. There is inset spotlighting to the ceiling, ceramic tiled flooring and to the full ceiling height on the walls, a chrome central heating radiator/heated towel rail.





BEDROOM FIVE

15' 10" x 9' 4" (4.83m x 2.84m)

From the lower hall, the secondary staircase with spindle balustrading turns and rises up to bedroom five. This good-sized bedroom features windows to the either side, offering lovely long-distance views, a large amount of inset spotlighting to the ceiling, and a doorway leading through to the en-suite facilities.

BEDROOM FIVE EN-SUITE SHOWER ROOM

This fabulous en-suite is fitted with a low-level w.c., a stylish wash hand basin with high-quality tap and illuminated mirror over and a drawer beneath, and an impressive fixed glazed screen shower with chrome fittings. There is ceramic tiling to the floor and to the full ceiling height on the walls, dual-aspect banks of windows, inset spotlighting to the ceiling, and twin chrome heated towel rails.



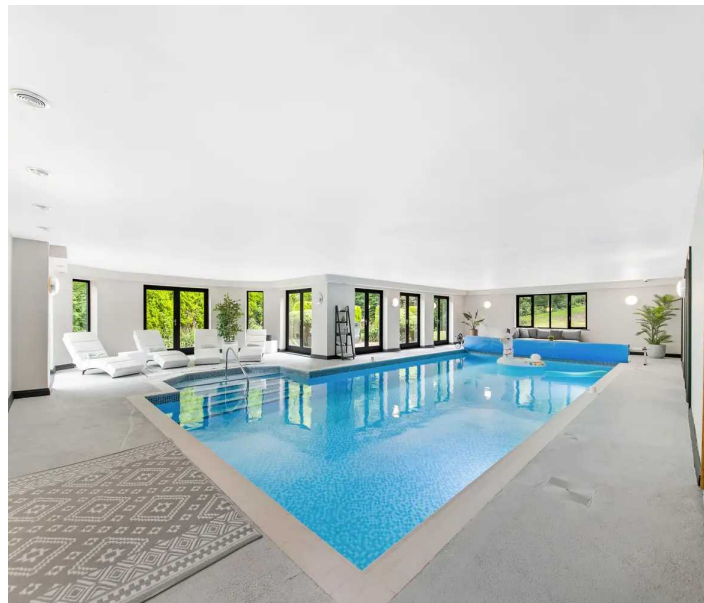
GARAGE

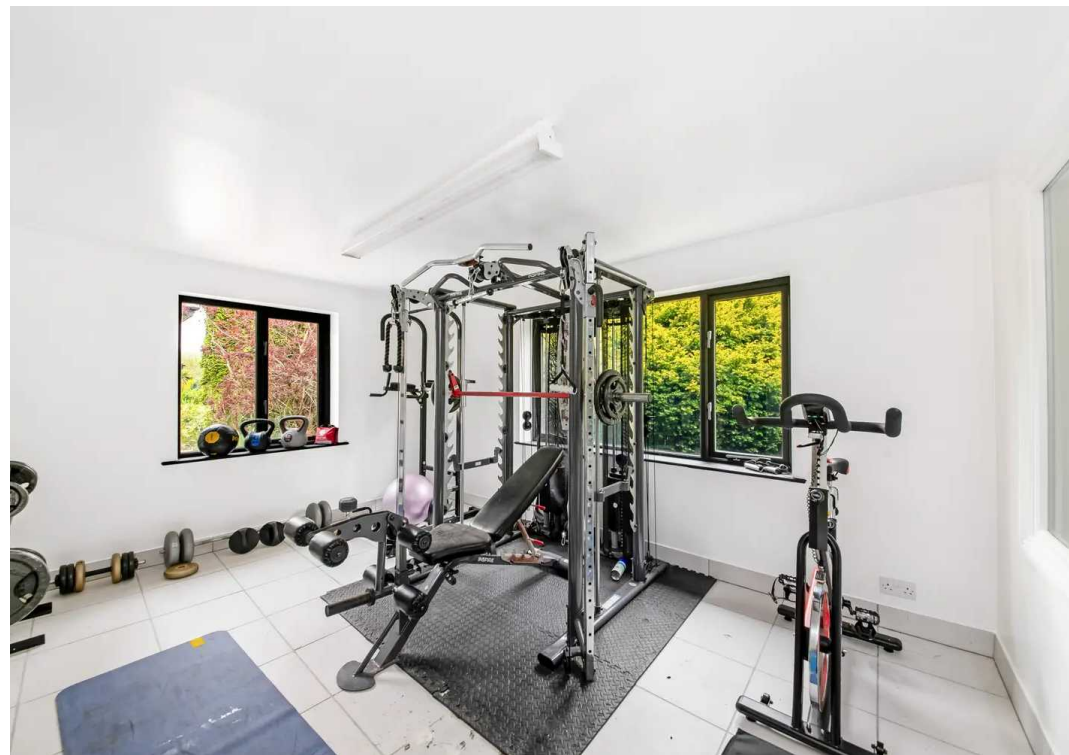
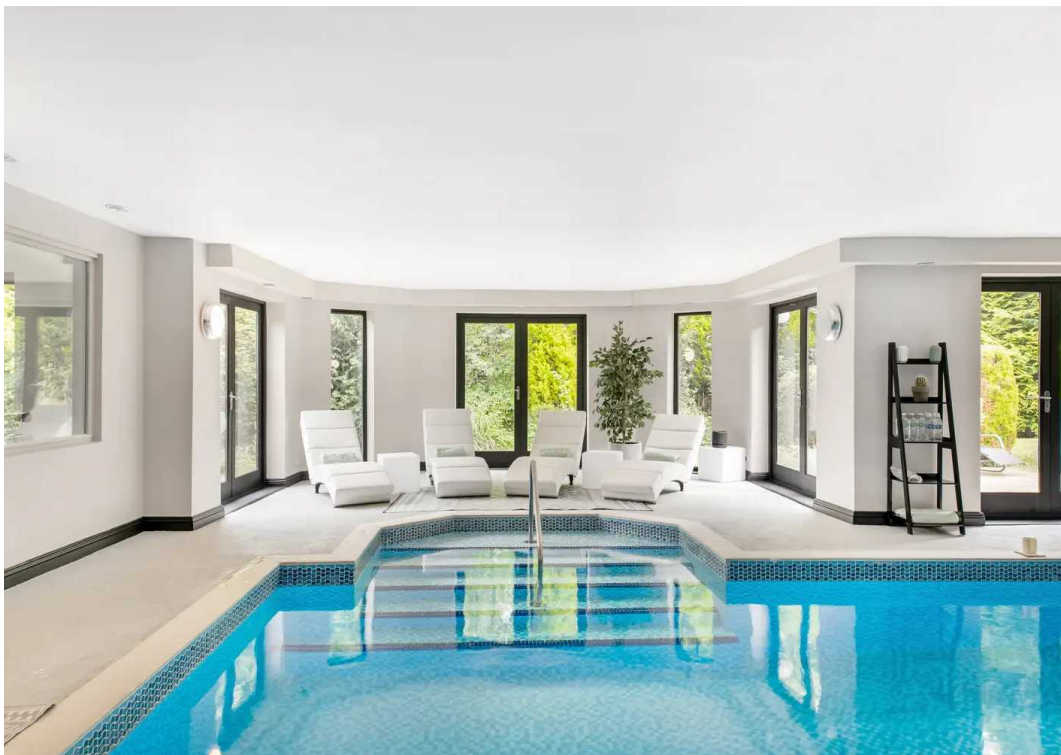
23' 6" x 17' 0" (7.16m x 5.18m)

Attached within the home is a very large and superbly presented double garage, featuring a personal door through to the property's accommodation, a doorway providing access to a spiral staircase which leads down to the cinema room, an automatically operated up-and-over door, and windows to the rear providing a pleasant outlook.

THE LEISURE WING

The detached leisure block is a large and very versatile building. There is a fabulous, shaped and heated pool with delightful sitting area, superb glazing and doors giving direct access out to the gardens. The pool is served by a plant room for the related equipment, two changing rooms fitted with showers, a separate w.c., and a large Köppen sauna. There is also a superb enclosed gym with ceramic tiled flooring and windows to three sides including overlooking the pool area, and a further gym/karate/boxing room with windows overlooking the gardens and the pool. The leisure wing is well appointed and equipped, occupies a pleasant location within the gardens, and must be seen to be fully appreciated.







STABLE YARD

The stable yard features a patterned concrete surface, four good-sized stables, a tack room/tractor barn/feed store to one end and a log store to the other. The driveway continues through to a further gravelled yard area, ideal for parking of trailers and the like.

GARDEN

Wood Leigh is blessed with large and mature gardens, featuring an array of beautiful sitting out areas which enjoy views out over the property's gardens and the scene beyond, and ample mature shrubbery and trees. The gardens continue to large lawn areas with mature hedging and shrubbery. There is also a gravelled area providing an ideal space for additional stables if so required. Nearby footpaths provide access to astonishing rural walks and local villages, with Kirkburton centre itself being just a short walk away and offering an array of amenities.

PADDOCK

Through a timber gate, a gravelled driveway leads to a paddock, which is a mature and beautiful location, a haven for wildlife, and offers huge potential. The centrepiece of this area is a beautiful pond surrounded by plants and shrubbery.

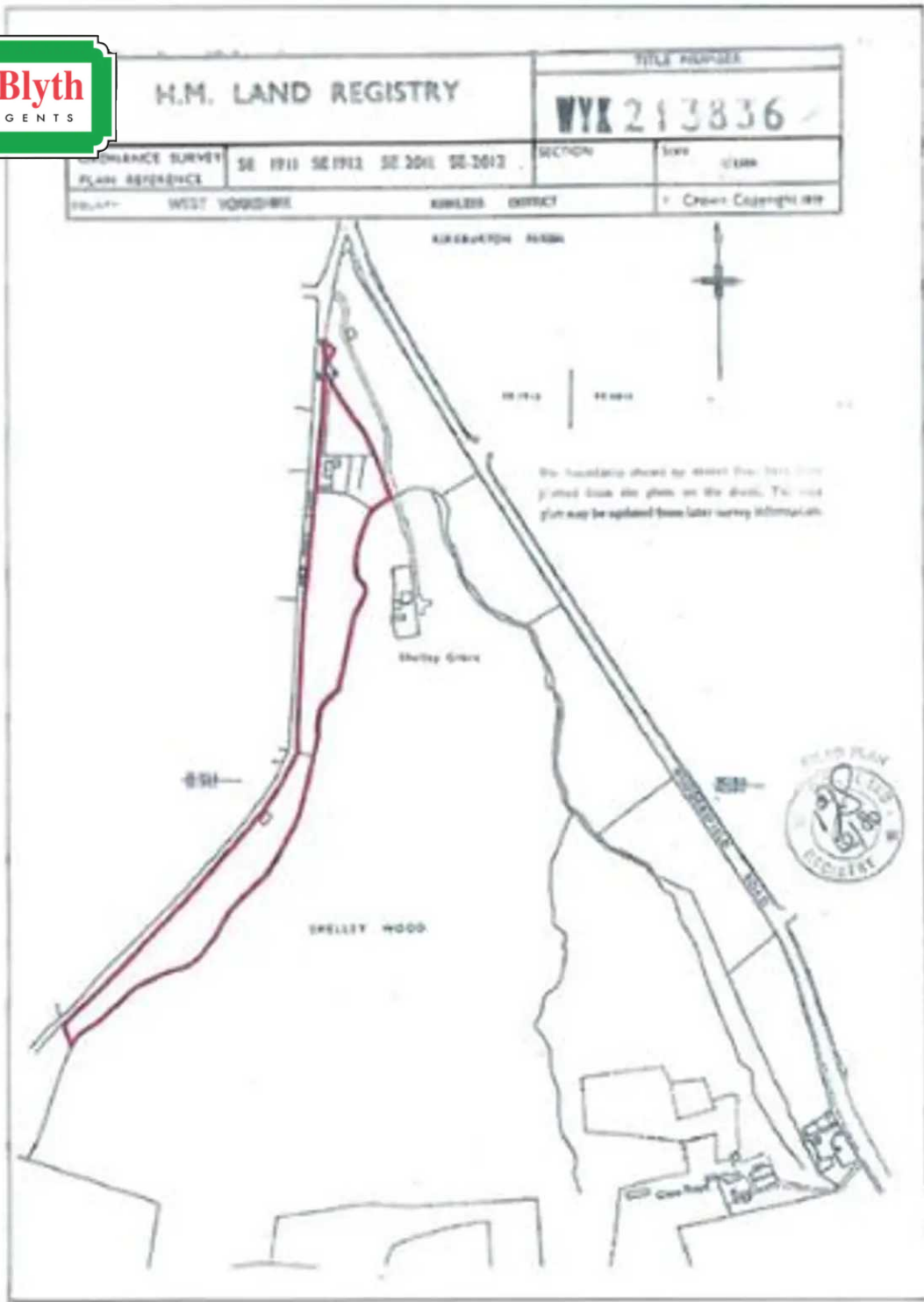
GARAGE

Double Garage

DRIVEWAY

6 Parking Spaces





LAND

Wood Leigh boasts approximately 3.5 acres of gardens, paddocks, fields and woodland, as well as a delightful pond.



ADDITIONAL INFORMATION

Wood Leigh is in ideal location for commuting, with both the M1 and M62 being approximately a 25-minute drive away. The property is fitted with underfloor heating in the entrance hall, sitting room, and living dining kitchen. It should be noted that the property features gas-fired central heating, an alarm system, and CCTV system. Carpets, curtains and certain other extras may be available via separate negotiation.

VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent 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.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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