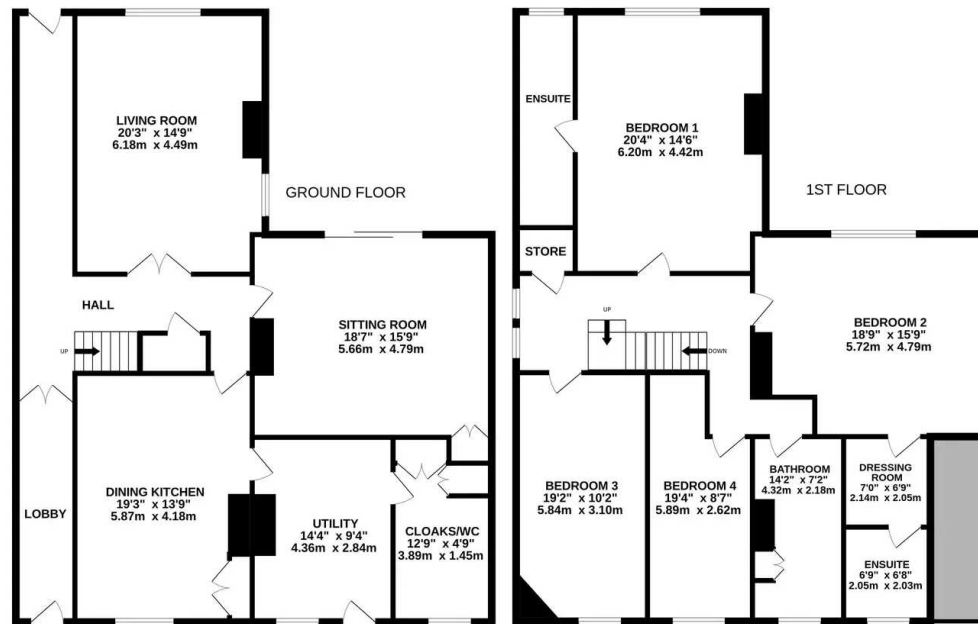




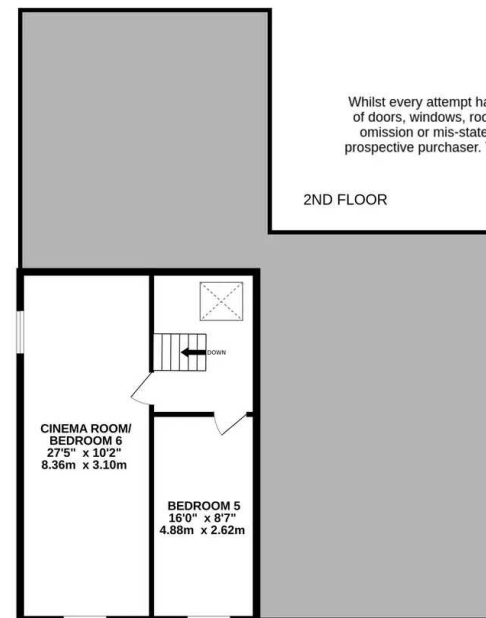
29 Woodside Lane, Huddersfield
Huddersfield

£495,000



WOODSIDE LANE

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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29 Woodside Lane

Huddersfield

A substantial double fronted Stone built period residence formerly a shooting lodge and with a date stone of 1902 tucked away in a little known position and enjoying a lovely Southerly aspect across its garden.

This fine Edwardian home offers extensive accommodation ideal for an extended family and arranged over 3 floors. There is a gas central heating system, PVCU double glazed sash windows and briefly comprising large entrance hall leading to a living room, sitting room, dining kitchen, utility room, cloakroom and w.c. First floor landing leading to 4 bedrooms two with en-suite and family bathroom. Second floor landing leading to Bedroom Five and Bedroom Six currently utilised as a cinema room.

Externally there is a South facing private well screened garden with lawn and patio, off road parking for 3 cars and stone outhouse.

Situated at the end of a no through road yet convenient for local shopping (supermarket and farm shop), railway station in Brighouse and just a short drive from J24 of the M62 motorway.

Council Tax band: F

Tenure: Freehold





Entrance Porch

Timber and glazed entrance porch gives access to a timber and glazed door opening onto the main entrance hall.

Entrance Hall

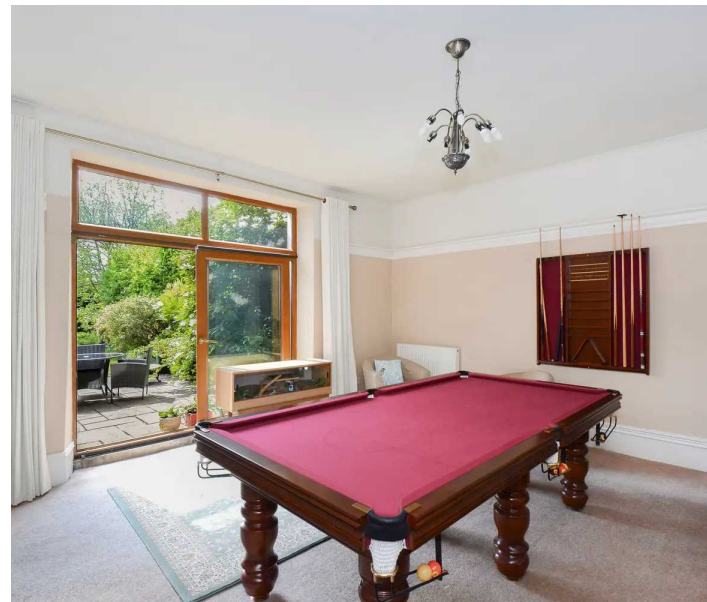
31' 8" x 4' 7" (9.65m x 1.40m)

This is L shaped with the return measuring 14'8" x 7'8" and having a spindle staircase to one side with useful storage cupboard beneath, there are further timber panelled and frosted glazed doors leading to a second hallway which measures 17'2" x 4'7" and provides access to the rear of the property. From the hallway access can be gained to the following:-

Living Room

20' 3" x 14' 9" (6.17m x 4.50m)

With dual aspect PVCU double glazed sash windows providing plenty of natural light and enjoying a lovely aspect over the property's screened gardens. There is a delph rack mounted over the picture rail, deep skirting boards and as the main focal point of the room fireplace with timber surround and home to a wood burning stove resting on a raised hearth.



Sitting Room

18' 7" x 15' 8" (5.66m x 4.78m)

Another large reception room situated adjacent to the living room and having a PVCU double glazed sliding patio doors which fill the room with natural light and provide onto a flagged patio. There are fitted cupboards, delph rack, deep skirting boards and as the main focal point of the room there is a decorative fireplace with cast iron surround and inset.

Dining Kitchen

13' 9" x 19' 3" (4.19m x 5.87m)

This has a bank of PVCU double glazed sash windows, picture rail, deep skirting boards, stone fireplace which is home to a multi fuel resting on a stone hearth, there is oak flooring and a range of cream shaker style base and wall cupboards, drawers, these are complimented by contrasting overlying Oak work tops with tiled splashbacks, there is a Belfast sink with antique style mixer tap, Bosch integrated dishwasher, Rangemaster cooker with 5 ring gas hob, hotplate, twin electric ovens and grill with a matching Rangemaster extractor hood over, integrated Bosch fridge and glazed display cupboard with shelving and downlighters. To one side a door gives access to the utility room.

Utility Room

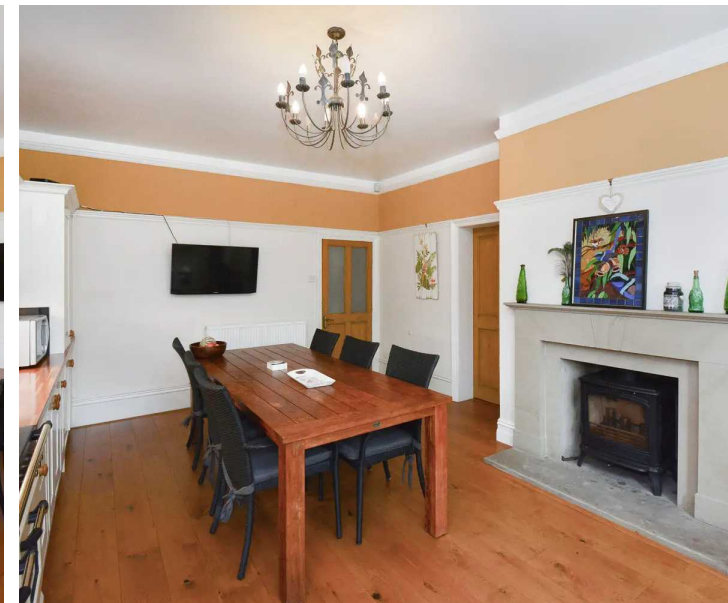
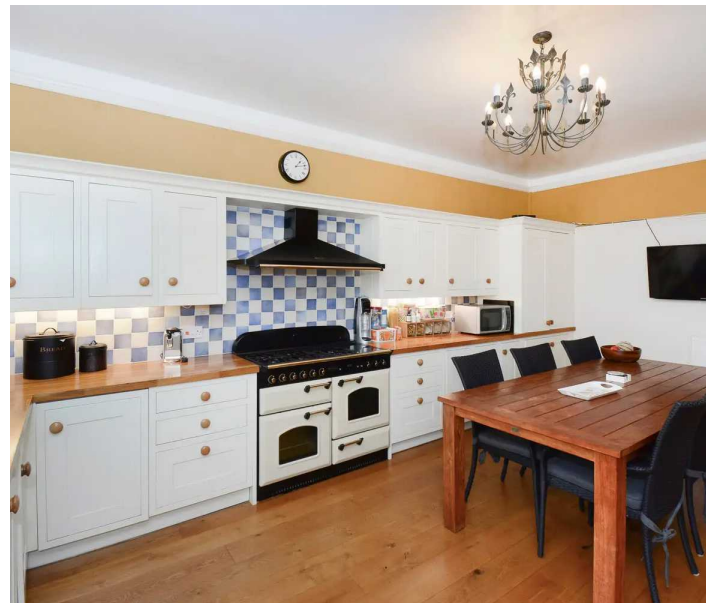
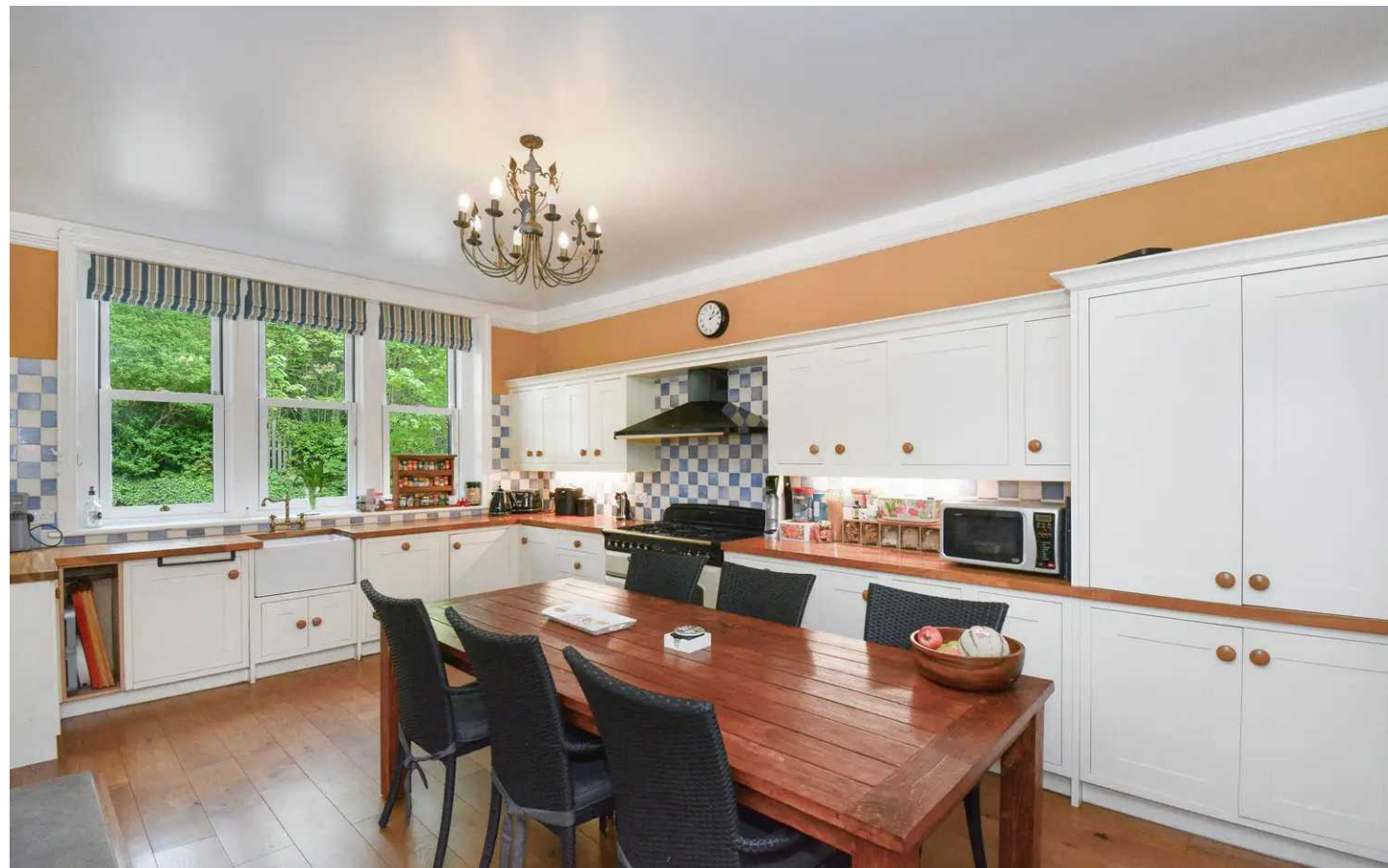
14' 4" x 9' 4" (4.37m x 2.84m)

With PVCU double glazed sash window and adjacent composite door giving access to the rear of the property, there are storage shelves, cloaks rail, quarry tiled floor, fitted cupboards, drawers and work tops, plumbing for automatic washing machine and chimney breast which is home to a multi fuel stove resting on a stone hearth. To one side a door gives access to a cloakroom/w.c.

Cloakroom/W.C.

12' 9" x 4' 9" (3.89m x 1.45m)

With a part frosted PVCU double glazed sash window, fitted shelving, quarry tiled floor, fitted cupboards and fitted with a suite comprising pedestal wash basin and low flush w.c.





First Floor Landing

With frosted PVCU double glazed windows, spindle staircase rising to the second floor and picture rail. From the landing access can be gained to the following rooms:-

Bedroom One

20' 4" x 14' 6" (6.20m x 4.42m)

A large double room which enjoys a southerly aspect and far reaching views which stretch across to Castle Hill through a bank of PVCU double glazed sash windows, there is a chimney breast with a decorative cast iron fireplace, coving and picture rail. To one side a door gives access to an en-suite shower room.

En- Suite Shower Room

16' 8" x 4' 4" (5.08m x 1.32m)

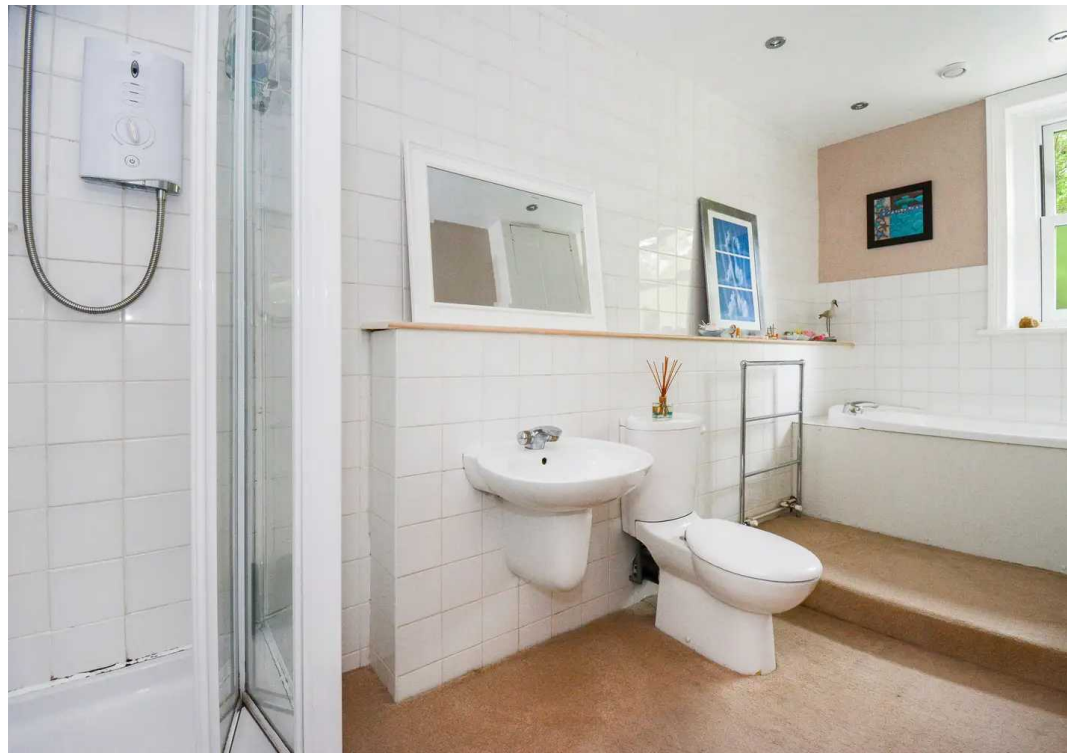
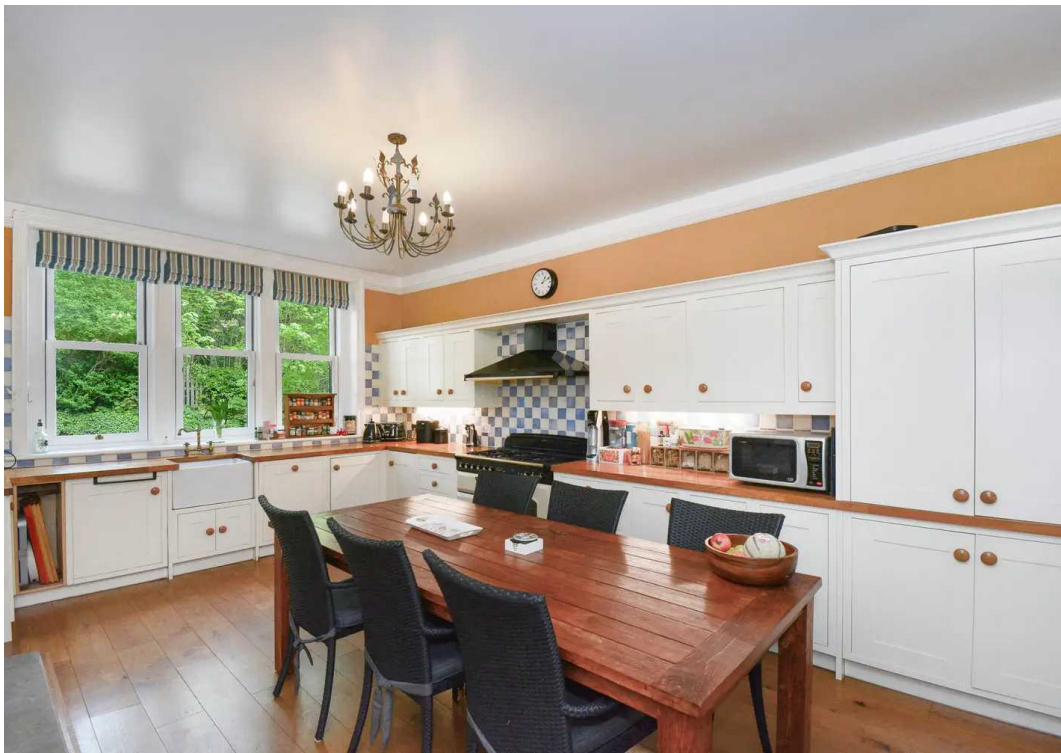
With a part frosted PVCU double glazed sash window and fitted with a suite comprising low flush w.c., bidet, pedestal wash basin, ladder style heated towel rail and large tiled shower cubicle with glass door and antique style fixed shower rose.

Bedroom Two

18' 9" x 15' 9" (5.72m x 4.80m)

This is situated adjacent to Bedroom One and enjoys a similar aspect through a bank of PVCU double glazed sash windows, there is ceiling coving, picture rail and decorative cast iron fireplace. To the rear of the bedroom a door gives access to a dressing room and en-suite.







Bathroom

14' 2" x 7' 2" (4.32m x 2.18m)

Being part tiled with sections of floor to ceiling tiling, linen cupboard, chrome heated towel rail, part frosted PVCU double glazed sash window and fitted with a suite comprising panelled bath, wall hung hand wash basin, low flush w.c. and shower cubicle with bi fold door and electric shower fitting.

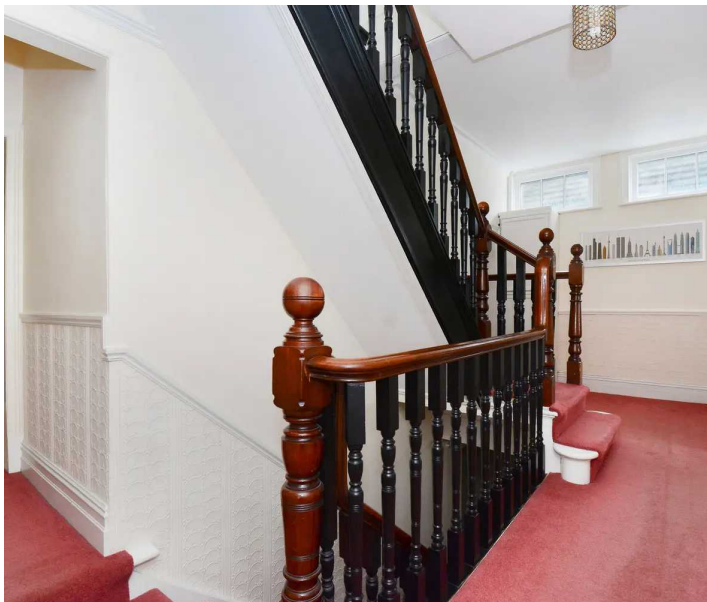
Second Floor Landing

With velux double glazed window. From here access can be gained to the following:-

Bedroom Five

16' 0" x 8' 7" (4.88m x 2.62m)

With partially exposed roof timbers and PVCU double glazed sash window.



Cinema Room/Bedroom Six

27' 5" x 10' 2" (8.36m x 3.10m)

With dual aspect PVCU double glazed sash windows, partially exposed roof timbers and having a wall mounted Baxi gas fired central heating boiler.

GARDEN

To the front of the property there is a well screened predominantly lawned garden which is bordered by mature trees and shrubs offering privacy together with a flagged patio and enjoying a southerly aspect. To the rear of the property there is a flagged patio and a stone store which is split into a fuel store and garden store.

PARKING

Parking is situated at the rear and adjacent to the outhouse with parking.

DIRECTIONS

Using satellite navigation enter the postcode HD2 2HA.





VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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