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Woodsome Lees  
Kirkburton, Huddersfield





## Woodsome Lees

### Kirkburton, Huddersfield

Offers In Region Of £1,100,000

WELCOME TO WOODSOME LEES, A FANTASTIC FIVE BEDROOM STONE-BUILT DETACHED PROPERTY SET ON AN IMPRESSIVE LARGE PLOT. THIS CHARMING RESIDENCE OFFERS AMPLE AND WELL-PROPORTIONED LIVING ACCOMMODATION SPREAD OVER TWO FLOORS. WHILE THE PROPERTY DOES REQUIRE SOME RENOVATION, ITS PRIME LOCATION NEAR THE DESIRABLE VILLAGE OF KIRKBURTON, WEST YORKSHIRE, IS TRULY A STANDOUT FEATURE.

### Entrance Hall

As you enter through the elegant wooden double doors, you'll find yourself in a welcoming entrance hallway adorned with carpeted flooring. The space is enhanced by single-glazed windows that overlook the side of the property, along with double-glazed windows that provide a view of the front garden.

### Dining Room

This generously sized dining room features carpet flooring and double-glazed windows that overlook the front of the property. A door leads into the charming conservatory, while the room's focal point is the feature fireplace, complete with a gas fire and a wooden surround with tiled hearth.



### Kitchen

The heart of this home is the handmade shaker-style kitchen, featuring a mix of floor and wall-mounted storage units. Equipped with a double-glazed window that offers views of the rear garden, the kitchen includes a Rayburn gas cooker, an integrated fridge freezer, and a wall-mounted double oven. The space conveniently accommodates a kitchen table, with a door leading to a pantry, as well as another door that provides side access to the property.

### Pantry

This handy pantry area is perfect for food storage and preparation, featuring tiled flooring and a stained glass single-glazed window overlooking the front garden.

### Conservatory

The bright and airy conservatory boasts carpet flooring and UPVC windows, with two sets of French doors leading out to the terrace. A door also connects this space to the snug.

### Snug/Reception Room

This cozy snug provides a comfortable retreat with carpet flooring, a charming feature fireplace, and a gas stove. A door leads to additional storage, enhancing the room's practicality.

### Living Room

This spacious living room features an open fireplace with a slate hearth and brick surround, creating an inviting atmosphere. The room includes a wall-mounted radiator and two sets of double-glazed



windows that offer views of the rear garden. Two sets of French doors provide easy access to the side and onto the terrace, uniting indoor and outdoor spaces.

### Utility Room/Second Kitchen

This versatile utility room is a valuable space for additional kitchen preparation, featuring flooring space for a washing machine and a gas hob. It also includes storage units and a one-and-a-half bowl stainless steel sink with a mixer tap, along with UPVC windows providing views overlooking the side courtyard and a door leading to a storage cupboard.

### First Floor

The first-floor landing features carpet flooring and provides access to the bedrooms and bathroom.

### Family Bathroom

The family bathroom showcases a panel bath with a thermostatic-controlled mixer shower, complemented by a low-level flush WC and a pedestal sink. A frosted glass window allows for natural light while providing privacy.

### Bedroom 1

This well-sized double room features carpet flooring and fitted wardrobes, along with a window that overlooks the rear garden.

### Bedroom 2

Another spacious double room with carpet flooring and a window offering views of the front of the property, along with fitted wardrobes and a vanity dressing table.

### Bedroom 3

A comfortable double-sized room featuring carpet flooring, fitted wardrobes, and two windows that overlook the garden.

### Bedroom 4

This well-appointed double room features carpet flooring, two windows with views of both the front and rear of the property, and a door leading to a dressing room and en-suite.

### Dressing Room

The dressing room features carpet flooring and windows overlooking the garden, with fitted wardrobes providing ample storage space, along with a door leading to the en-suite bathroom.



### En-Suite Bathroom

The en-suite offers a wooden panel bath, a low-level flush WC, and a pedestal sink, reaching its full potential with a frosted glass window overlooking the front of the property.

### Exterior and Grounds

The expansive gardens and grounds of this property are truly impressive, benefiting from a desirable south-facing orientation that ensures sunshine throughout the day, making the outdoor spaces perfect for relaxing, entertaining, and gardening, featuring a stone-built workshop and a spacious patio area. The terrace wraps around the house, with stone steps leading down to a meticulously kept level lawn. Additional stone-flagged gardens are located to the side of the property, along with space for a greenhouse and vegetable gardens.

The property also boasts sheds for ideal storage and off-street parking for several vehicles, including a covered carport currently used for storing firewood. The landscape includes stone steps and pathways leading down to the extensive garden, complete with mature trees and shrubs. Surrounded by local woodland and not overlooked, this property offers complete privacy. A charming covered seating area, complemented by a picturesque stream, makes this a serene retreat.

This exceptional property must be viewed to truly appreciate its potential and charm!

### ADDITIONAL INFORMATION

Council Tax: H

EPC: TBC

Tenure: Freehold

Parking; Off Road Parking

### UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

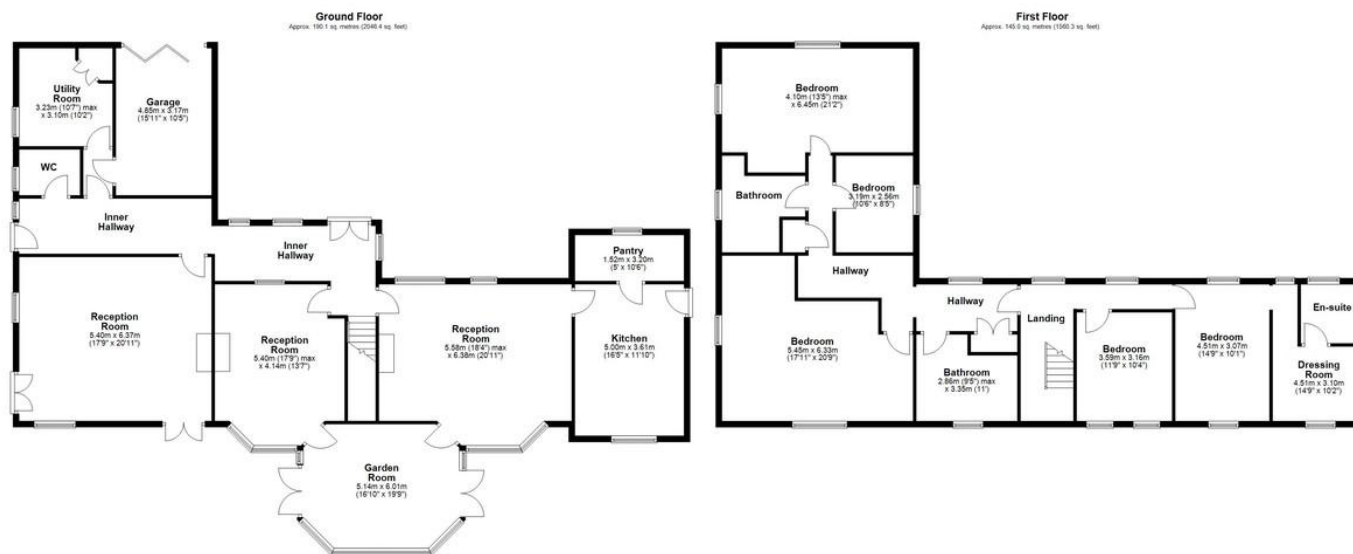
Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Total area: approx. 335.1 sq. metres (3606.7 sq. feet)





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: 01484 432773 Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)





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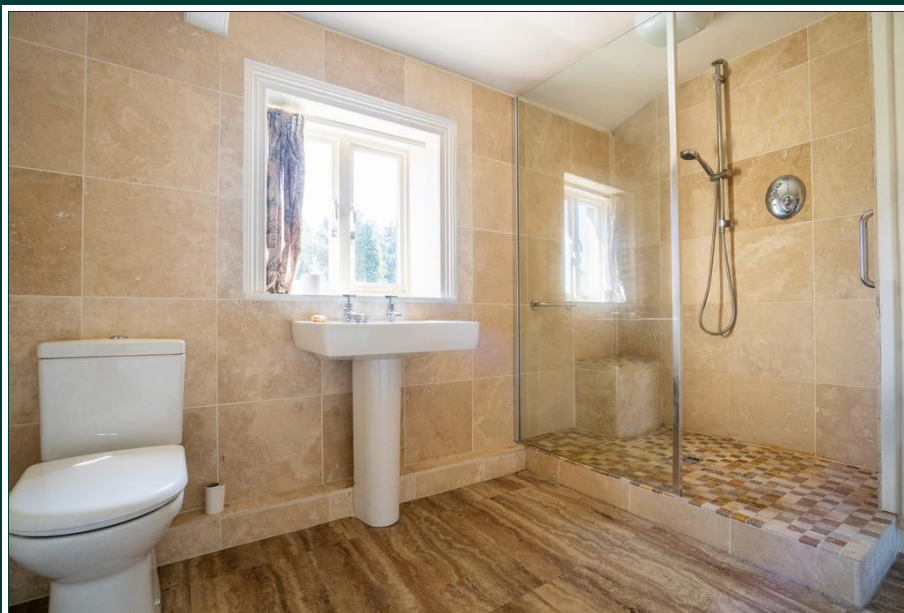




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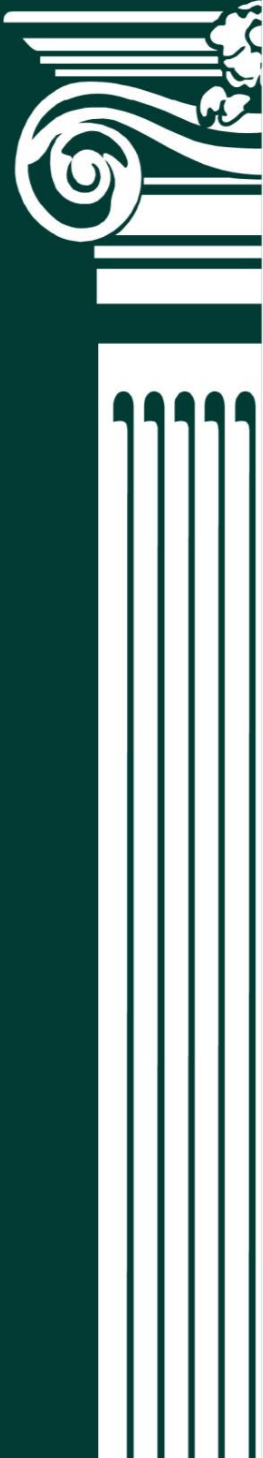
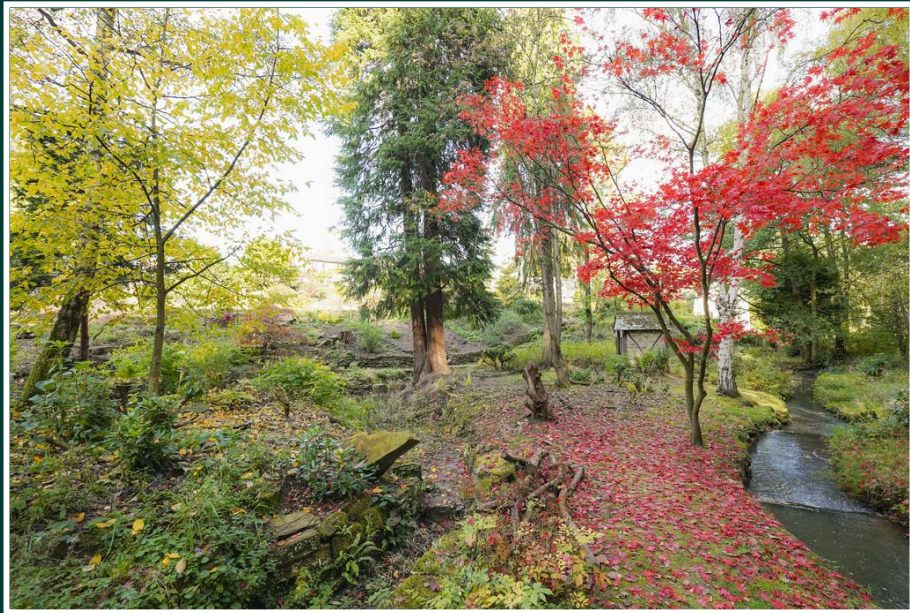






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