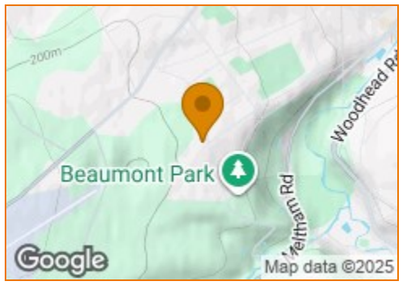
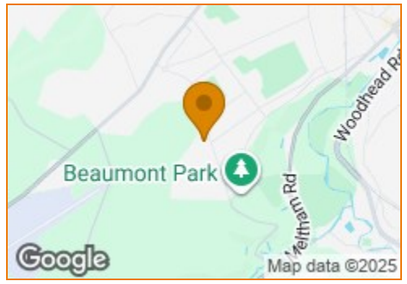
Terrain Map



Hybrid Map

Terrain Map



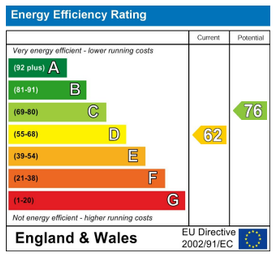
Floor Plan

170 Woodside Road, -

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS
AUCTIONEERS
ESTATE AGENTS
VALUERS
LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

BOULTONS

Woodside Road

, Huddersfield, HD4 5JG

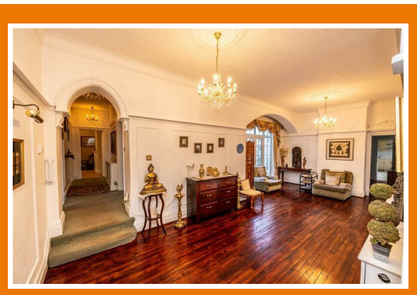
Offers Around £799,995

4 2 4 D

Woodside Road

, Huddersfield, HD4 5JG

Offers Around £799,995



Nestled at the top of Woodside Road on a no through road, is this palatial residence offering a splendid blend of character and modern living. With an impressive five bedrooms and four reception rooms, this home provides extensive and versatile accommodation, perfect for families or those who enjoy entertaining.

The property has been well-appointed and meticulously maintained, ensuring that it is ready for you to move in and make it your own. The generous, mature gardens surrounding the house create a serene outdoor space, ideal for relaxation or hosting gatherings. The tucked-away position of the property enhances its appeal, offering excellent levels of privacy and a retreat from the hustle and bustle of everyday life. A further benefit is the close proximity of one of Huddersfield's well regarded "Landmark Victoria parks" boasting lovely walks, play areas, bandstands and pavilions.

In addition to its spacious interiors and beautiful gardens, this home features a triple garage, providing ample space for vehicles and additional storage. This property truly embodies the essence of comfortable living, combining charm with practicality in a desirable location.

If you are seeking a home that offers both character and convenience, this residence on Woodside Road is not to be missed. Come and experience the warmth and elegance of this remarkable property for yourself.

ACCOMMODATION

ENTRANCE VESTIBULE
6'0" x 5'6"

Accessed via a traditionally styled front door, tiled floor covering, cloaks hanging, picture rail, all in a semi open plan design leading to the entrance lobby.

ENTRANCE LOBBY
4'10" x 4'2"

With a feature arch, a picture rail and a traditional wooden floor covering which extends into the reception hall.

RECEPTION HALL
24'11" x 9'11", extending in bay, 12'2"

Good levels of natural light are enjoyed via uPVC double glazed French doors (along with easy access to the rear garden), a matching window and, in keeping with the remainder of the property, you will find characterful detail including coving, panelling to the wall, attractive architraves and pediments over the internal doors. There is also a decorative ceiling rose, central heating radiator and access to the principle reception rooms.

LOUNGE
14'10" average or 17'5" max into bay x 14'5" max

Another generous and well presented room displaying traditional features in the form of decorative coving, ceiling rose and plaster moulded detail, central heating radiator with decorative cover and a uPVC double glazed bay window to the front elevation, taking in the attractive outlook over the front garden and also allowing good levels of natural light to flood into the room. The focal point is a coal effect gas fire with marble back and hearth within a traditional surround.

DRAWING ROOM
17'5" max x 15'0"

Another substantial and comfortable reception room with three uPVC double glazed windows positioned to the front elevation allowing ample natural light into this well presented room. You will find a central heating radiator, decorative coving, ceiling rose, a traditional coal effect gas fire, also with a marble back and hearth and encompassed within a traditional surround. A beautiful natural wood floor covering completes the room and extends to and from the reception hall.

LIBRARY
14'11" x 10'5" max, 9'1" average

With three uPVC double glazed windows to the front and side elevations, a central heating radiator with decorative cover, coving and ceiling rose.

FORMAL DINING ROOM
12'2" x 12'3"

With internal glazed French doors leading to the conservatory, decorative dado and a central heating radiator. The floor covering is a continuation from the reception hall and an internal door leads through to the dining kitchen.

DINING KITCHEN
18'4" x 17'1"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a five ring gas hob and one and a half bowl stainless steel inset sink unit with mixer tap. There are tiled splashbacks surrounding the preparation areas and a matching breakfast bar/island in the centre of the room. The kitchen is further equipped with a double oven, plumbing for a dishwasher and space for a tallboy/American style fridge freezer. To complete this lovely heart of the home you will find a tiled floor covering and positioned to the front elevation are two uPVC double glazed windows overlooking the front gardens. Internal doors lead to rear entrance hall and conservatory respectively and there is a central heating radiator.

CONSERVATORY
10'4" x 10'5"

Part wall and part uPVC double glazed in construction with a tiled floor covering and French doors leading out to the breakfast patio area. There is also a central heating radiator and the aforementioned glazed French doors leading to the dining room and a door leading into the dining kitchen.

REAR HALLWAY
14'11" x 3'10"

Giving passage to the utility/boiler room and home office with the tiled kitchen floor covering continued through. A uPVC double glazed window overlooks the rear courtyard/breakfast patio. There is a central heating radiator and a loft hatch leading to the roof space (not inspected at the time of this appraisal). A solid timber door leads out to the rear garden area.

UTILITY/BOILER ROOM
14'0" x 8'3"

Housing a Worcester combination boiler, fitted wall and base units, working surfaces which incorporate a stainless steel inset sink unit with mixer tap, plumbing for a washing machine, provision for a dryer and space for a tallboy fridge freezer. There is a large cloaks cupboard with shelving and full hanging and a uPVC double glazed window to the side of the property. The floor is a continuation of the tiled covering in the kitchen and rear hall.

HOME OFFICE
14'0" x 6'3"

With a uPVC double glazed window and a central heating radiator. This is a versatile room suitable for a number of potential uses.

HALLWAY/LANDING
15'2" x 3'10"

Accessed off the reception hall, accessed via two steps, leading to the bedroom quarters, central heating radiator with decorative cover.

MASTER BEDROOM
18'5" max x 11'10"

This substantial, well presented master suite has a decorative feature fireplace, decorative coving and picture rail, ceiling rose and a central heating radiator with cover. There is also a uPVC double glazed picture window which takes in the outlook over the garden and evergreen hedges. An internal door leads through to the dressing room and, in turn, to the en suite.

DRESSING ROOM
13'3" x 8'0"

With a central heating radiator and a uPVC double glazed window with privacy glass inset. There is a range of fitted robes comprising six double and one single robe, providing a good range of hanging and shelving.

EN SUITE BATHROOM
11'3" x 7'11"

Fitted with twin vanity hand wash basins, corner shower cubicle, low flush wc and panel bath, complementary tiled splashbacks, part tiled walls and tiled floor covering. Concealed within a cupboard unit is a further Worcester combination boiler. You will also find a central heating radiator, extraction, spotlights in the ceiling and a uPVC double glazed window with privacy glass inset.

BEDROOM 2
13'10" x 9'10"

Another generous double bedroom with two uPVC double glazed windows, decorative coving and a central heating radiator.

BEDROOM 3
14'0" x 11'10" max

With a beech effect laminate floor covering, central heating radiator, decorative coving and two uPVC double glazed windows overlooking the side garden.

BEDROOM 4
12'0" x 9'0"

Having a central heating radiator and a uPVC double glazed window overlooking the courtyard style patio area. There is also a fitted double wardrobe and picture rail.

WC
4'11" x 2'7"

With fitted corner wash hand basin and low flush wc in a traditional delph style with part tiled wall and blue tiled floor covering. Central heating radiator and a uPVC double glazed window with privacy glass inset.

HOUSE BATHROOM
15'8" x 12'11"

Well fitted with a four piece suite comprising a quadrant shower cubicle, corner spa style bath with a hand held shower attachment and mixer tap over. You will also find a wash hand basin, low level W.C and complimentary tiling to the walls and floor along with a uPVC double glazed window with privacy glass inset.

REAR LANDING SECTION
6'4" x 2'11"

Extending into an L shaped design with a loft hatch giving access to the roof void (not inspected at the time of the appraisal) via a pull down ladder.

TRIPLE GARAGE
29'1" x 22'0"

A generous, purpose built triple garage enjoys additional space in the roof trusses for storage. As you would expect in a property of this calibre, there is power, light and an independent alarm system and fuse board. A convenience door leads out to the garden and there is a vehicle pit to the right hand section of the garage, when viewed from the front elevation.

OUTSIDE

The property is accessed via remotely operated wrought iron gates which lead to a large sweeping tarmacadam driveway providing an extensive parking area. The gardens surrounding the property are predominantly laid to lawn with a number of established, protected trees and evergreens surrounding the curtilage. Areas of particular note include the patio seating area in a courtyard style setting and planted raised beds towards the front elevation. There is a lawned garden to the rear with flower beds and evergreen hedges which continue around the property. To the front and side of the property is a portico style undercover seating area of practical and architectural merit.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND G.