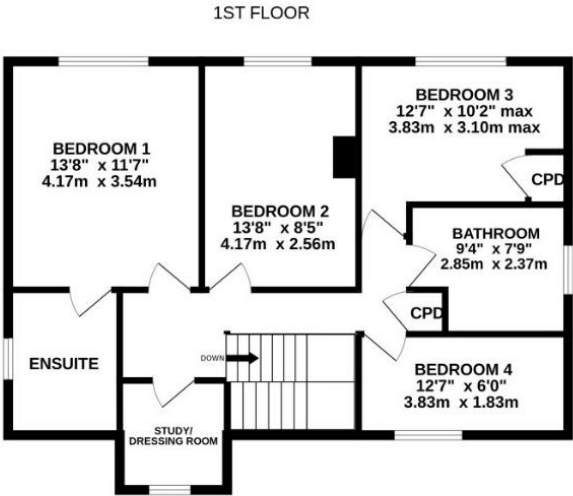
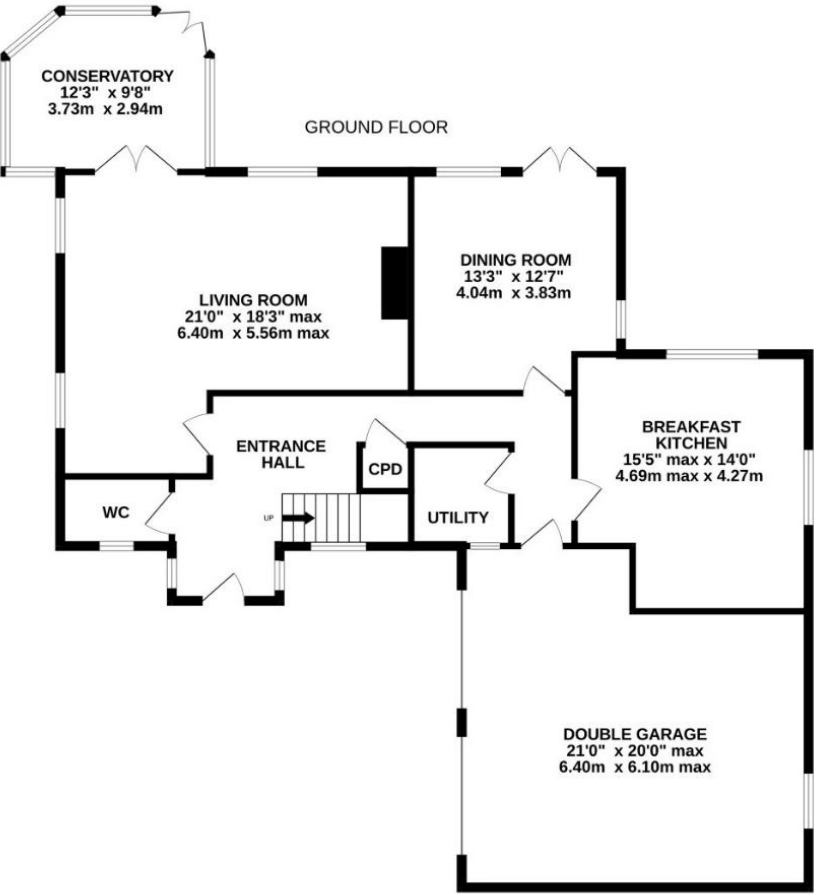


Simon Blyth
ESTATE AGENTS



FULSTONE ROAD, STOCKSMOOR, HUDDERSFIELD, HD4 6YD



FULSTONE ROAD

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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PROPERTY DESCRIPTION

OCCUPYING A MOST STUNNING POSITION, ON A GENEROUS PLOT IS THIS SPACIOUS, DETACHED, FIVE-BEDROOM FAMILY HOME. SITUATED ON THE AFFLUENT ADDRESS OF FULSTONE ROAD, STOCKSMOOR, A SHORT WALK TO THE TRAIN STATION AND LOCAL PUBLIC HOUSE AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BOASTS FABULOUS GARDENS, COMPLIMENTED BY OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR.

The property accommodation briefly comprises of entrance hall, downstairs WC, spacious L-shaped lounge, conservatory, formal dining room, utility room, breakfast kitchen and integral double garage to the ground floor. To the first floor there are five well-proportioned bedrooms, and the house bathroom, the principal bedroom with ensuite shower room, please note bedroom five is currently utilised as a walk-in wardrobe with fitted furniture, it can accommodate a single bed or be utilised as a nursery. Externally the property occupies impressive gardens, with substantial driveway leading to the garage. The front garden is laid predominately to lawn, to the rear there are flagged patio areas, well stocked flower and shrub beds and a Koi pond.

EPC: C Council Tax Band: F Tenure: Freehold

Offers Around: £850,000

ENTRANCE HALLWAY

Enter the property through a double glazed composite front door with obscure glazed inserts with leaded detailing into the entrance hall. The entrance hall enjoys a wealth of natural light with triple aspect windows at either side elevation and with two windows following the stairwell, proceeding to the first floor. There is decorative coving to the ceilings, a decorative dado rail, Amtico flooring and a radiator. The entrance hall then gives access to the downstairs w.c, lounge, formal dining room and breakfast kitchen. There are three ceiling light points, an additional radiator and a kite winding staircase rises to the first floor with wooden handrail and traditional spindle balustrade with a useful storage cupboard beneath.



DOWNSTAIRS W.C

The high-quality flooring continues through from the entrance hall into the downstairs w.c which features a white two-piece suite comprising of a Roka wash hand basin with vanity cupboard with display shelving beneath and a low level w.c. There is a double-glazed window with obscure glass to the front elevation, decorative coving to the ceilings, a radiator and ceiling light point.



LOUNGE

Measurements – 21'0" X 18'3" max

As the photography suggests, the lounge is a generous proportioned light and airy L-shaped reception room which features two double glazed arched windows to the side elevation and with a bank of three-quarter depth windows overlooking the gardens and with French doors leading to the conservatory. The lounge has decorative coving to the ceilings, two radiators and two ceiling light points and the focal point of the room is the living flame gas fireplace with a ashlar stone mantel surround set upon a raised hearth.



OPEN PLAN DINING KITCHEN

Measurements – 15'5" max X 14'0"

The open plan dining kitchen room enjoys a wealth of natural light which cascades through the dual aspect banks of mullioned windows with a bank of windows to the rear elevation with fabulous window seat beneath which has pleasant views onto the gardens and of the neighbouring fields, and with an additional bank of windows with tiled sill to the side elevation. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary quartz work surfaces over which incorporates a one and half bowl ceramic sink unit with food waste disposal unit and with brushed chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring gas hob with canopy style cooker hood over and a built-in waste level double oven. There is space and provisions for a dishwasher and for a fridge freezer unit. The kitchen features tiling to the splash areas, under unit lighting, display shelving and ample drawer units. Additionally, there is inset spotlighting to the ceilings, attractive tiled flooring with underfloor heating and a loft hatch gives access to a useful store.





CONSERVATORY

Measurements – 12'3" x 9'8"

The conservatory enjoys pleasant open aspect views across the property's gardens and grounds through the banks of windows to the side and rear elevations. There is Amtico herringbone style flooring, a ceiling light point with fan attachment and with double glazed French doors which lead seamlessly out onto the rear patio.



FORMAL DINING ROOM

Measurements – 13'3" x 12'7"

The formal dining room is a particularly light and airy dual aspect reception room with a bank of double-glazed mullioned windows to the side elevation and with a bank of three-quarter depth windows looking out on the gardens as well as French doors leading to the rear patio. There is decorative coving to the ceilings, a central ceiling light point and radiator.



UTILITY

The utility room features fitted wall and base units with shaker style cupboard fronts providing a great deal of storage. There is a fitted work surface with a single bowl stainless steel sink and drainer unit with brushed chrome mixer tap, tiled flooring, plumbing and provisions for an automatic washing machine, space for a tumble dryer and there is a ceiling light point, extractor fan and a double-glazed window.

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach a galleried landing which features a bank of double-glazed mullioned windows to the front elevation with fantastic views onto the front gardens. There is a wooden banister with traditional spindle balustrade over the stairwell head, decorative coving to the ceilings, a decorative dado rail and multi-panel doors then give access to the bedroom and bathroom accommodation. It also encloses a useful airing cupboard and there is a loft hatch which gives access to a useful attic space, two ceiling light points and a radiator.

BEDROOM ONE

Measurements – 13'8" x 11'7"

Bedroom one is a light and airy and generous proportioned double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation with fantastic views across neighbouring fields, decorative coving to the ceilings, a radiator, ceiling light point and a multi-panel door gives access to the ensuite shower room.



ENSUITE SHOWER ROOM

The ensuite shower room features a three-piece suite which comprises of a fixed frame step-in shower cubicle with thermostatic rainfall shower head, multi-jet function and separate handheld attachment, a low-level w.c with push button flush and a broad pedestal wash hand basin with chrome mixer tap. There is attractive tiled flooring with complimentary tiling to the walls, inset spotlighting to the ceilings, a radiator, chrome towel rail, shaver point and a bank of double-glazed mullioned windows with obscure glass to the side elevation.



BEDROOM TWO

Measurements – 13'8" x 8'5"

Bedroom two again is a light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double-glazed mullioned windows to the rear elevation with pleasant views onto the gardens and of the neighbouring fields. There is a ceiling light point, radiator and decorative coving.



BEDROOM THREE

Measurements – 12'7" x 10'2" max

Bedroom three can accommodate a double bed with space for freestanding furniture. There is a ceiling light point, a wall light point, a radiator and a floor to ceiling fitted wardrobe which has hanging rails and shelving and with storage cupboard above. Additionally, there is a bank of double-glazed mullioned windows to the rear elevation with superb open aspect views.



BEDROOM FOUR

Measurements – 12'7" x 6'0"

Bedroom four is currently utilised as a home office but would make a spacious single bedroom with ample space for freestanding furniture. There is a ceiling light point, radiator and a bank of double-glazed mullioned windows to the front elevation with pleasant views onto the Stocksmoor village and with far reaching views of the tree-lined backdrop.



BEDROOM FIVE

Bedroom five is currently utilised as a walk-in wardrobe and features fitted single and double hanging rails with display shelving and shoe shelving, a feature double glazed porthole style circular window to the front elevation, a radiator and ceiling light point. Please note that this room has been utilised as a single bedroom/nursery historically.



HOUSE BATHROOM

Measurements – 9'4" x 7'9"

The house bathroom features a five-piece suite which comprises of a step-in shower cubicle, panel bath, low-level WC, bidet and pedestal wash hand basin. There is tiling to dado height, decorative coving to the ceilings, a bank of windows, a radiator and ceiling light point.



EXTERNAL FRONT

Externally to the front, the property is approached via a tandem part tarmacaden, part block paved driveway which provides off-street parking for multiple vehicles as well as ample turning space. The driveway then leads to the attached double garage. The front garden is laid predominantly to lawn with well-stocked flower and shrub beds, attractive hedged and dry-stone wall boundaries and pathways that lead down either side of the property to the rear garden.

GARAGE

Measurements – 21'0" x 20'0" max

A composite door leads from the entrance hall into the attached double garage which features two remote control shutter doors. There is lighting and power and an EV charging point in situ with a great deal of additional storage available in the rafters. There is a pedestrian access door as well as a bank of mullioned windows providing natural light. The garage also houses the wall mounted, recently fitted Worcester Bosch boiler.

EXTERNAL REAR

Following the stone flagged pathway down the side of the property you reach the rear garden which features a pleasant low maintenance area with a pathway that meanders through well-stocked flower and shrub beds as well as the slate chipping area. The pathway leads to the top of the garden where there is a summer house. Immediately to the rear is a substantial stone-flagged patio, ideal for alfresco dining, barbecuing and entertainment, and there are mature, hedged borders as well as a fish stocked ornamental pond and external tap.









ADDITIONAL INFORMATION

Please note, the property is fitted with an alarm and camera system.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – F

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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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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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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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