

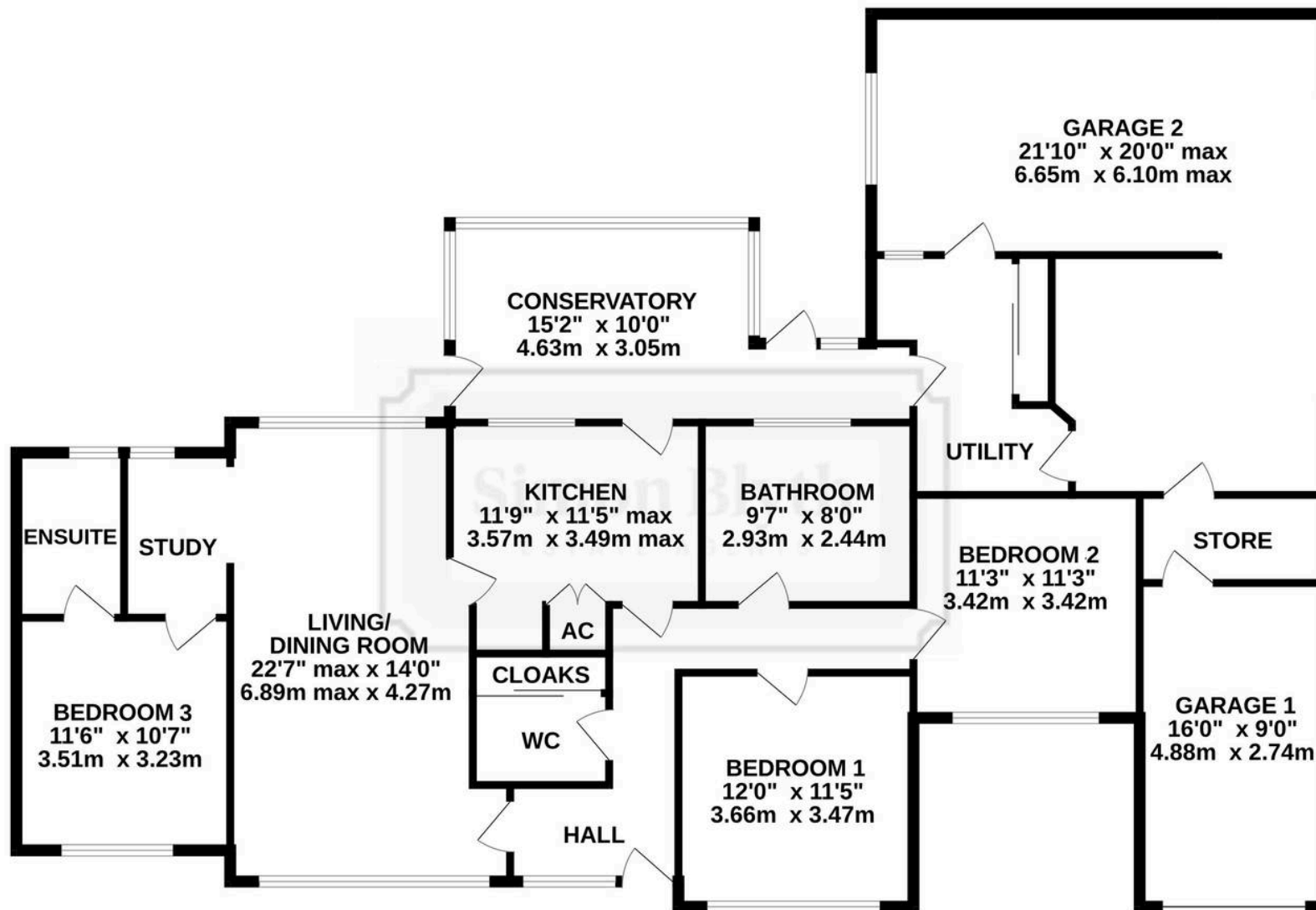


**Station Road, Stocksmoor**

Huddersfield, HD4 6XN

Offers in Region of **£480,000**





STATION 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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## 11 Station Road

Stocksmoor, Huddersfield, HD4 6XN

NESTLED IN THE SOUGHT-AFTER VILLAGE OF STOCKSMOOR WITH MASSES OF SCOPE AND POTENTIAL, THIS DETACHED TRUE BUNGALOW OFFERS SPACIOUS AND VERSATILE ACCOMMODATION COMPLEMENTED BY A SUPERB PLOT. BOASTING FANTASTIC VIEWS, BEING JUST A SHORT WALK FROM THE TRAIN STATION AND WITH PLEASANT COUNTRYSIDE WALKS ON THE DOORSTEP. THE PROPERTY IS OFFERED WITH **NO ONWARD CHAIN** AND OFFERS A SINGLE GARAGE AND DOUBLE GARAGE, THREE DOUBLE BEDROOMS, AND OPEN-PLAN LIVING/DINING ROOM.

The property accommodation briefly comprises of entrance hall, separate WC, open-plan living dining room, study, kitchen, conservatory, utility room, three bedrooms and house bathroom. Bedroom three having en-suite shower room. A single garage with workshop, and double garage which is sectioned into two areas. Externally to the front is a driveway, lawn garden with well stocked flower and shrub beds and a flagged patio. To the rear of the property is a fabulous enclosed lawn garden with patio ideal for alfresco dining.

Tenure Freehold.  
Council Tax Band D.  
EPC Rating D.









## ENTRANCE HALL

Enter into the property through a PVC front door with adjoining double-glazed windows with obscure glass to the front elevation providing a great deal of natural light. There is a ceiling light point, a radiator, high-quality flooring, a multi-panel door providing access to the open-plan living dining and office space, and a doorway leading into the inner hall.

## OPEN-PLAN LIVING DINING AND OFFICE ROOM

22' 7" x 14' 0" (6.88m x 4.27m)

This generously proportioned reception room enjoys a great deal of natural light which cascades through dual-aspect banks of windows to the front and rear elevations. There is decorative coving to the ceiling, two ceiling light points, a radiator, a wall-mounted air conditioning unit, wood panelling to one wall which encloses a serving hatch into the kitchen with useful hidden storage cupboard beneath. The focal point of the room is the living flame effect gas fireplace with decorative mantel surround and display shelving. A double arched doorway then proceeds seamlessly into the office space, which features hardwood flooring, decorative coving to the ceiling, a ceiling light point, a radiator, and ample plug points. There is currently a work desk with book shelving above, an additional double-glazed window to the rear elevation, and a multi-panel timber and glazed door proceeding to bedroom three.







## BREAKFAST KITCHEN

11' 9" x 11' 5" (3.58m x 3.48m)

The breakfast kitchen enjoys a great deal of natural light with a bank of double-glazed windows and adjoining multi-panel timber and glazed door to the rear elevation, providing borrowed light from the conservatory, and there is a sun tunnel to the ceiling. The kitchen features fitted wall and base units with work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are provisions for a gas cooker with tiling to the splash areas, display shelving, space for a tall-standing fridge freezer unit, and plumbing and provisions for a dishwasher. A multi-panel timber and glazed door with obscure glass leads back into the inner hallway.





### CONSERVATORY

15' 2" x 10' 0" (4.62m x 3.05m)

The conservatory features banks of windows to either side elevation and the rear elevation, as well as two external PVC double-glazed doors which provide access to the rear patio and lawn area. There is tiled flooring, three radiators, ample plug points, a ceiling light point, wall light points, and a multi-panel door leading into the utility room.

### UTILITY ROOM

The utility room features a stainless-steel sink unit with hot and cold taps, plumbing and provisions for an automatic washing machine. There are tall pantry cupboards providing a great deal of additional storage, two ceiling light points, and doors providing access to the integral double garage and a particularly spacious and versatile store room.

### WC

The WC features a white, two-piece suite comprising a low-level WC and a pedestal wash hand basin with chrome mixer tap. There are also useful airing cupboards.







### INNER HALLWAY

The inner hallway features a radiator, a wall light point, and a loft hatch which provides access to a useful boarded attic space. Multi-panel timber and glazed doors with obscure glazed inserts lead into two of the double bedrooms and the house bathroom.

### BEDROOM ONE

12' 0" x 11' 5" (3.66m x 3.48m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a wall light point, two reading light points, and a radiator. The room benefits from an array of fitted furniture, including fitted wardrobes with hanging rails and shelving in situ and overhead cabinets.

### BEDROOM TWO

11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, providing pleasant views across the front lawn, as well as a radiator, decorative coving, two wall light points and laminate-effect lino flooring.





## HOUSE BATHROOM

9' 7" x 8' 0" (2.92m x 2.44m)

The bathroom features a four-piece suite comprising an inset bath with tiled surround, a broad pedestal wash hand basin with chrome mixer tap, a low-level WC and a quadrant-style shower cubicle with thermostatic shower. There is tiled flooring, tiling to the walls, a ceiling light point, a radiator, a wall-mounted electric heater, an extractor vent, a wall-mounted vanity mirror with lights above, a shaver point, and a bank of double-glazed windows with obscure glass to the rear elevation providing borrowed light from the conservatory.

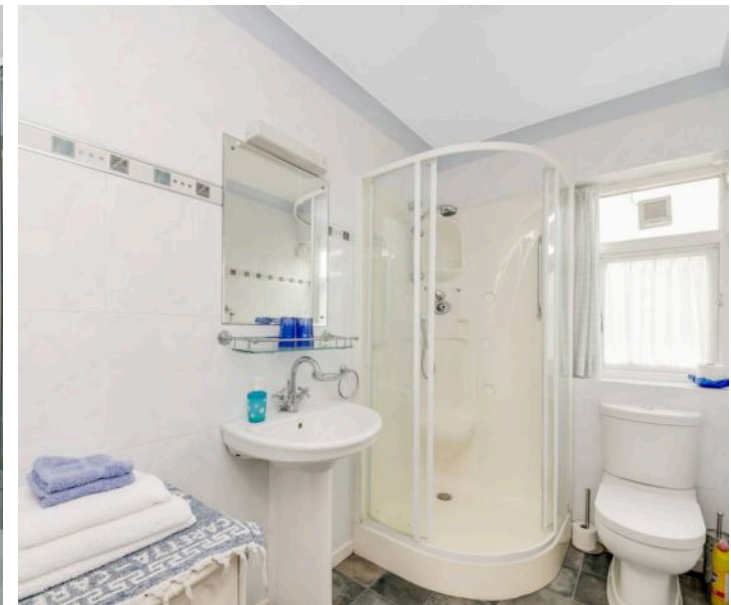
## BEDROOM THREE

11' 6" x 10' 7" (3.51m x 3.23m)

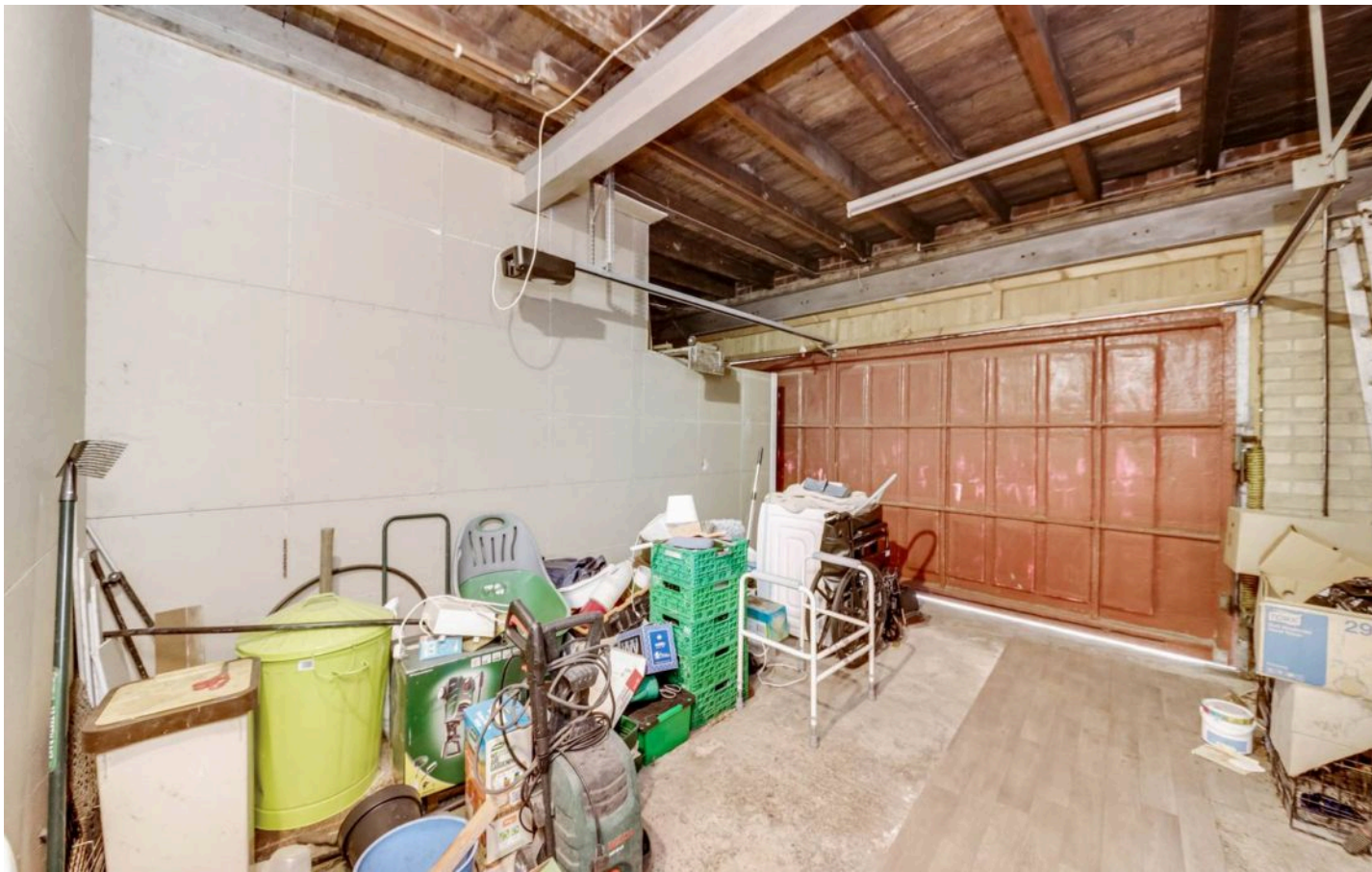
Bedroom three is another double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a double-glazed window to the front elevation, a ceiling light point, a radiator, and a multi-panel door providing access to the en-suite shower room.

## EN-SUITE SHOWER ROOM

The en-suite shower room features a three-piece suite comprising a low-level WC with push-button flush, a broad pedestal wash hand basin with chrome mixer tap, and a quadrant-style, step-in shower cubicle with multi-jet shower and seat. There is tile-effect vinyl flooring, tiling to the walls, decorative coving to the ceiling, a ceiling light point, a chrome ladder-style radiator, a wall-mounted electric heater, and a double-glazed window with obscure glass and integrated extractor fan to the rear elevation.







### **INTEGRAL DOUBLE GARAGE**

21' 10" x 20' 0" (6.65m x 6.10m)

The integral double garage (accessed off Derwin Avenue) is partitioned into two areas and features a remote-controlled, up-and-over door, has lighting and power in situ, and a multi-panel timber and glazed door leading to a workshop.

### **STORE ROOM**

The double garage is sectioned off into a garage area and a store room. The store room is particularly generously proportioned and features a bank of double-glazed windows with obscure glass to the side elevation and has lighting and power in situ. This space would be ideal for use as an additional double bedroom or reception room.

### **WORKSHOP**

The workshop interconnects the double integral garage and the single integral garage. There is lighting and power in situ, a workbench, fitted shelving, and a ceiling light point.

### **INTEGRAL SINGLE GARAGE**

16' 0" x 9' 0" (4.88m x 2.74m)

The single garage features an up-and-over door, lighting and power in situ, fitted and shelving, and houses the manifold and battery for the solar panels.





## EXTERNAL

### FRONT GARDEN

The property is approached via a double, tandem, resin driveway providing off-street parking for multiple vehicles and leads to the attached single garage at the front. The front garden is laid predominantly to lawn with an attractive, dry stone wall boundary and well-stocked flower and shrub beds. A flagged pathway then meanders to the front door where there are two seating areas to enjoy the afternoon and morning sun. There are external lights, an external tap, and a pathway then leading down the side of the property to the rear driveway which leads to a double integral garage, accessed off Derwin Avenue.

### REAR GARDEN

Externally to the rear, the gardens are laid predominantly to lawn with privacy-bearing, mature hedged boundaries. There are various, low maintenance flower and shrub beds, fruit trees and bushes, external lights, and a hardstanding for a garden shed. There is an external plug point, an external tap, and a pedestrian access gate leading onto Derwin Avenue.

















## **ADDITIONAL INFORMATION**

The property benefits from a newly installed boiler (2025) and a solar panel system installed in 2023 with two batteries, which are each 2.88 kWh.

## **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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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





## Simon Blyth Estate Agents

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