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10 STOCKSMEAD COURT

STOCKSMOOR ~ HUDDERSFIELD ~ HD4 6ZA

OFFERS REGION
£800,000

This outstanding modern stone built detached family home was built by local developer Conroy & Brook in 2019 and stands in a select cul de sac location in the highly regarded village of Stocksmoor. The generous sized property boasts flexible and spacious living accommodation that is sure to impress with a high specification finish, five bedrooms, two en-suites and a ground floor office. Internal inspection is highly recommended.

- Impressive Spacious Executive Detached Home
- Five Bedrooms, Two En-suites & More
- Striking Open Plan Living Dining Kitchen
- Lounge, Home Office, Utility & Boot Room

- Hugely Popular Village Location
- Cul de Sac Location, Double Garage
- Internal Inspection is Highly Recommended
- Tenure: Freehold; Energy rating 86 (Band B); Council tax band G

About 10 Stocksmead Court

Stocksmead Court is a highly regarded, select cul de sac of executive generous sized stone built detached residences, situated in the much-admired village of Stocksmoor. The village enjoys a beautiful setting surrounded by woodland and open fields, but with the convenience of its own railway station and sought after school catchment area.

The property was constructed by reputable local builder Conroy & Brook in 2019 and boasts many high specification finishes including underfloor heating and insulation, allowing it to achieve an 86 (B) rating for its EPC and designed to reflect the local area. It also benefits from CAT 6e wiring throughout, with the main central point being housed under the stairs, making the house smart home ready.

The first impression as you enter the spacious hallway is particularly striking with full height glazing and an array of glazed balustrades above. The hallway gives way to an array of rooms including an open plan living dining kitchen of almost twenty-five feet by twenty-two feet, which offers both appealing and flexible family space with glazed folding doors into the garden.

The generous lounge is accessed via twin doors from the living kitchen dining space and the ground floor further benefits from a utility area, boot room, ground floor WC and a nice addition of a ground floor study which offers more bedroom options.

To the first floor, there are five bedrooms, two of which have en-suites, with one bedroom also having a dressing room. One of the bedrooms is currently used as an additional sitting room enjoying the outlook and demonstrates the flexible spacious accommodation on offer. The first floor is completed by an impressive family bathroom.



The integral double garage offers a Novoform sectional electric door and is home to the underfloor heating controls, boiler and hot water system as well as great family storage options. The driveway comfortably offers parking for three cars. To the rear the gardens offers a high degree of privacy courtesy of neighbouring conifers, and gardens mostly laid to lawn with pleasant patio areas outside the folding doors from the living dining kitchen. Internal inspection is the only way to fully appreciate the standard scale and finish of this impressive and generous family home.



Accommodation

GROUND FLOOR



Entrance Hallway

This particularly striking first impression to this imposing family home features a staircase rising to the first-floor landing with ash wood and glass balustrades, inset spotlights to the ceiling, built-in storage cupboard, useful under stairs storage, alarm control panel and doors lead off. The entrance hall has a double-glazed external access door with side panel and full height windows that extend to the first floor, giving a high degree of natural light to both the entrance hallway and the landing above.

Lounge 23' x 14'

This generous room has windows to the front and rear. The rear ones being almost full wall height offering an abundance of natural light and an aspect to the property's rear garden. Here twin timber doors give access through to the family living dining kitchen.



Living Kitchen Dining Room



Living Kitchen Dining Room
24' 9" x 22' 3" max

As the photographs demonstrate, this particularly appealing room provides an excellent and versatile space for family life. The central island, with integrated seating, forms the heart of the room and provides a sociable hub, while there is more than ample space for a formal dining table, as well as a separate sofa and TV area. The SieMatic kitchen is fitted with a comprehensive range of high- and low-level units, with soft close draws and cupboards, incorporating a Zanussi integral dishwasher, Zanussi integral fridge freezer, built-in Miele electric oven, warming drawer and microwave. A Miele induction hob is positioned within the central island, with a filtration hood above featuring inset spotlights. The island also benefits from a caple wine cooler and pullout plug sockets with usb ports. The quartz worktops extend across both the island and kitchen units, with a twin-bowl stainless-steel sink and mixer tap and insinkerator boiling 3 in 1 tap and waste disposal unit. The entire room is finished with tiled flooring and, like the other ground-floor rooms, benefits from underfloor heating and inset spotlights to the ceiling. Three Velux windows, three double-glazed windows and glazed French doors provide an abundance of natural light, while the French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces.



Utility 8' 7" x 7'

Accessed directly off the kitchen, is the utility room where there are low level units with a stainless-steel sink unit and mixer tap over, plumbing for on automatic washing machine, additional storage, inset spotlights to the ceiling, extractor fan and double-glazed window. An open doorway gives access to the boot room.



Boot Room 6' 2" x 5' 10"

Currently used as a boot room and side access to the property. As with the kitchen and the utility, there is tiled flooring, inset spotlight to the ceiling and an access door through to the property's double garage.



Ground Floor WC 8' 7" x 3' 3"

Comprising of a two-piece suite in white, including low level flush WC and hand wash basin. Here there is an extractor fan, inset spotlight to the ceiling and tiled floor.



Study 10' 2" x 5' 10"

This great addition to the property is currently used as a home office but could offer other functions including a modest sized playroom, TV room or an occasional ground floor bedroom.

FIRST FLOOR

Landing

The landing has a gallery effect down to the entrance hall below and as previously mentioned the full height windows extend offering a high degree of natural light. The landing has a central heating radiator, loft access point, inset spotlights to the ceiling and storage cupboard. The landing area extends around where there are Velux windows.



Bedroom 1 15' x 13' 11" max

Located to the rear of the property, this generous double bedroom has double-glazed windows, central heating radiator, inset spotlights to the ceiling, and an opening through to a dressing area which would potentially suit built-in wardrobes.



En-suite 9' 1" x 5' 4"

Comprising of a three-piece suite in white including a low-level flush WC, hand wash basin and generous shower area. The room is tiled to ceiling height, there are spotlights to the ceiling, Roca Debra illuminated mirror lights, shaver sockets, an extractor fan, towel rail style central heating radiator and an obscure double-glazed window.



Bedroom 2 14' x 13' max

Located to the rear of the property, this double bedroom has a double-glazed window, central heating radiator and a door gives access through to the bedroom's en-suite.



En-suite 8' 5" x 5' 2"

Comprising of a three-piece suite in white including a low-level flush WC, hand wash basin and good size glass fronted shower cubicle. The room is tiled to ceiling height, has an extractor fan, inset spotlights to the ceiling, Roca Debra illuminated mirror lights, shaver sockets, a tiled floor, towel rail style central heating radiator and an obscure double-glazed window.



Bedroom 3 14' x 10'

This double bedroom is located to the front of the property, with double-glazed windows and central heating radiator.

Bedroom 4

8' 5" x 6' 10"

Whilst the smallest of the bedrooms, it is still of a good proportion and suitable for a child's bedroom or a home office. There is a central heating radiator and a double-glazed window.



Principal Bedroom/Sitting Room

16' 4" x 16' 3"

As the photographs demonstrate, this room is currently used as an additional sitting room with high windows to one side, double-glazed windows to the front and four Velux windows above. The room has a loft access point and two central heating radiators. Potential purchases may consider using this room for a variety of uses whether it be an additional sitting room or a very generous double bedroom.

House Bathroom

10' 3" x 5' 11" max

Located next to the current first floor sitting room, the house bathroom gives an en-suite style option due to the layout of the landing. The bathroom comprises of a four-piece suite including a low-level flush WC, hand wash basin, bath and separate shower cubicle. The room is tiled to ceiling height, has an extractor fan, inset spotlights to the ceiling, Roca Debra illuminated mirror lights, shaver sockets, a tiled floor, towel rail style central heating radiator and twin Velux windows.





OUTSIDE

The garden runs to either side and the rear of the property, with a wildflower effect to the side and then predominantly lawned garden to the rear. Here there is a high degree of privacy with established neighbouring conifers, fenced boundaries and there is a good-sized patio area for outside seating and entertaining.

To the front of the property is a generous size and width resin driveway suitable for the parking of three vehicles. The driveway gives access to the double garage and there is a paved area leading to the front door.

Additional Information

The property is Freehold; Energy rating 86 (Band B); Council tax band G.

Our online check show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

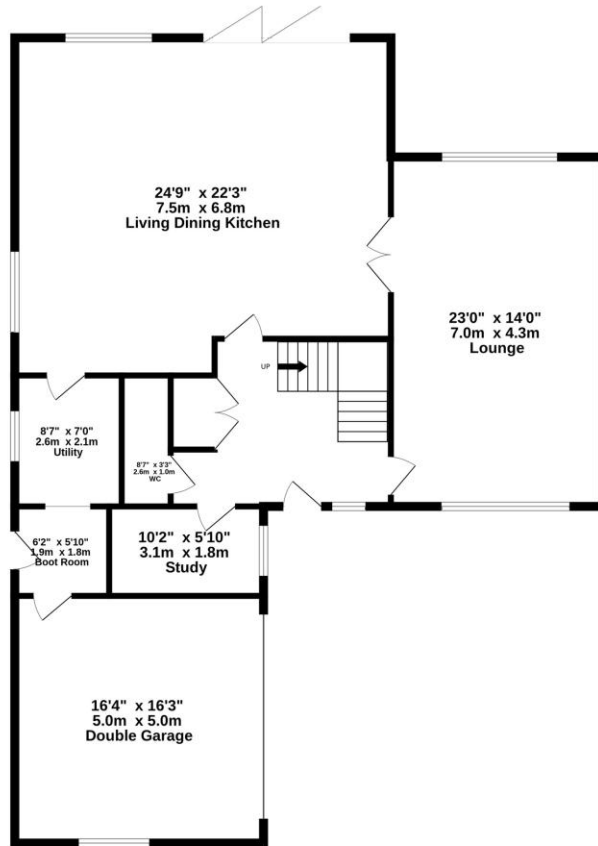
Viewing

By appointment with Wm. Sykes & Son.

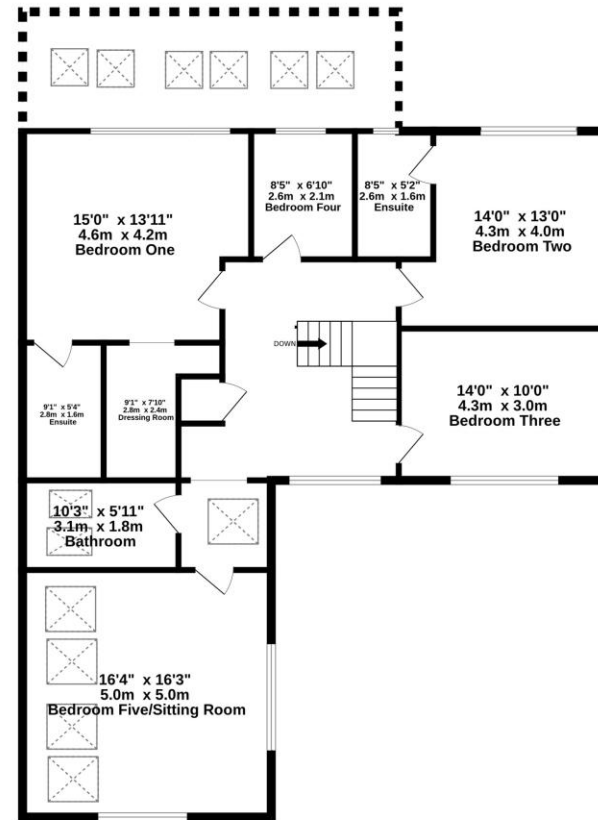
Directions

Take the A635 out of Holmfirth to New Mill. Continue on the A635 Penistone Road and after approximately 150 yards turn left up Sude Hill. Just before New Mill Church turn left onto Fulstone Hall Lane. Continue for a further mile on Fulstone Road to the village of Stocksmoor. In the village turn left onto Cross Lane and Stockmead is on the left. No. ten is ahead on the right.

GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



1ST FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

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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