



**Woodridge, Park Road, Cross Hills, BD20 8BG**

**Asking Price £999,000**

- DETACHED RESIDENCE
- SWEEPING DRIVEWAY WITH GENEROUS GARDENS
- SHOW HOUSE INTERIOR
- MAGICAL VIEWS
- PRIME LOCATION
- SIX BEDROOMS
- DETACHED DOUBLE GARAGE
- GYM AND GAMES ROOM
- FANTASTIC SPACE ON OFFER
- UNIQUE PROPERTY

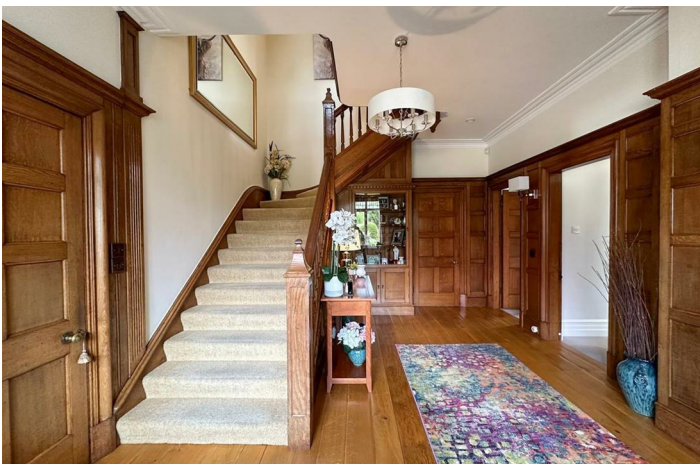


# Park Road, Cross Hills BD20 8BG

Welcome to Woodridge, where contemporary design seamlessly blends with traditional features in this EXQUISITE 6-BEDROOM family home spanning four floors. LOVINGLY MAINTAINED by its present owners and with only four fortunate owners in the past century, the allure of Woodridge is undeniable. Steeped in PERIOD CHARM, from its MAGNIFICENT ENTRANCE HALL with original panelling to its ORNATE FIREPLACES and DECORATIVE CEILINGS, every corner exudes TIMELESS ELEGANCE.



Council Tax Band: H



## PROPERTY DETAILS

Welcome to Woodridge, where contemporary design seamlessly blends with traditional features in this exquisite 6-bedroom family home spanning four floors. Lovingly maintained by its present owners and with only four fortunate owners in the past century, the allure of Woodridge is undeniable. Steeped in period charm, from its magnificent entrance hall with original panelling to its ornate fireplaces and decorative ceilings, every corner exudes timeless elegance.

Beautifully presented with a show house quality interior, the hard work has been meticulously done, leaving lucky owners with just a key to turn. For those inclined to personalise, there are development opportunities (subject to relevant regulations), including a detached single-story building currently serving as a gym and games room with a private balcony garden boasting magical views.

The accommodation is as follows; a covered veranda leads to an entrance vestibule with original features, cloakroom and separate W.C. The majestic entrance hall showcases oak panelling and a sweeping staircase, setting the stage for the rest of this stunning home. The sitting room features a bay window with built-in seating, a feature fireplace and French doors opening to the front garden, while the garden room serves as an ideal entertaining space. The dining room boasts period features and dual aspect windows, and the highlight is the Secret Drawer living/dining kitchen, a magnificent space equipped with everything one could desire.

The first floor offers a fabulous spacious landing with built-in bookcase and stunning views, leading to the master suite with contemporary built-in wardrobes and a luxury en-suite shower room. Two additional double bedrooms, a luxury house bathroom and a further double bedroom with a shower room complete this floor. The second floor features a spacious landing with potential for a dressing room or home office, two large bedrooms with feature ceilings, exposed roof trusses and Velux windows.

Outside, a sweeping driveway leads to generous mature gardens with seating areas, ideal for families or entertaining. There's a detached double garage with electric door, W.C., and extensive storage above, along with a detached single-story annexe currently comprising four separate rooms including Gym, games room, garden store and soundproof room (ideal for the muscians) and as mentioned before could provide further development.

Located on prestigious Park Road, yet just a short stroll from the village centre with its array of shops, supermarkets and excellent schooling for all ages plus superb commuting links, the business centres of North and West Yorkshire.

Woodridge offers the epitome of dream living.





## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

