

**SPRINGFIELD HOUSE, SPRINGFIELD GRANGE, OFF FLANSHAW LANE, WAKEFIELD, WF2 9JE**





FLANSHAW LANE

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.

Made with Metropix ©2025









## PROPERTY DESCRIPTION

SPRINGFIELD HOUSE OCCUPIES A REMARKABLE LOCATION, BEING SET AWAY FROM THE MADDING CROWD. THE PERIOD HOUSE OVERLOOKS BEAUTIFUL, MATURE LAWNED GARDENS WITH FABULOUS SHRUBBERY AND TREES. THERE IS A HUGE AMOUNT OF FLEXIBILITY, BOTH IN THE HOUSE AND IN THE FORMER COACH HOUSE WHICH PROVIDES WORKSHOP/OFFICE SPACE ON THE GROUND FLOOR, FABULOUS STUDIO/OFFICE SPACE ON THE FIRST FLOOR IDEAL FOR DEPENDANT RELATIVES/OTHER ANNEXED ACCOMMODATION USAGE INCLUDING BUSINESS, AND ATTACHED TO THIS THERE IS A DOUBLE GARAGE WITH CLASSIC CAR FACILITIES INCLUDING INSPECTION PIT. WITH A FABULOUS AMOUNT OF PERIOD FITTINGS THROUGHOUT, THIS LOVELY WELCOMING HOME HAS HAD ITS FOUR BEDROOMED ACCOMMODATION CONVERTED TO SUIT THE FAMILY'S NEEDS, CURRENTLY AS A THREE BEDROOMED BUT WITH AN ENORMOUS AMOUNT OF FLEXIBILITY AND EASY CONVERSION TO FOUR BEDROOMS. THE HOME HAS A HUGE AMOUNT OF GROUND FLOOR LIVING SPACE INCLUDING PERIOD ENTRANCE HALLWAY, SITTING ROOM, SECOND SITTING ROOM/DINING ROOM, FAMILY ROOM/DINING ROOM, LARGE BREAKFAST KITCHEN, UTILITY ROOM AND SUPERB CONSERVATORY. WITH OTHER OUTBUILDINGS, THIS HOME OFFERS A GREAT DEAL OF SPACE AND CHARACTER IN A POSITION THAT IS BOTH CONVENIENT FOR WAKEFIELD CENTRE AND ALSO FOR THE MOTORWAY NETWORK.

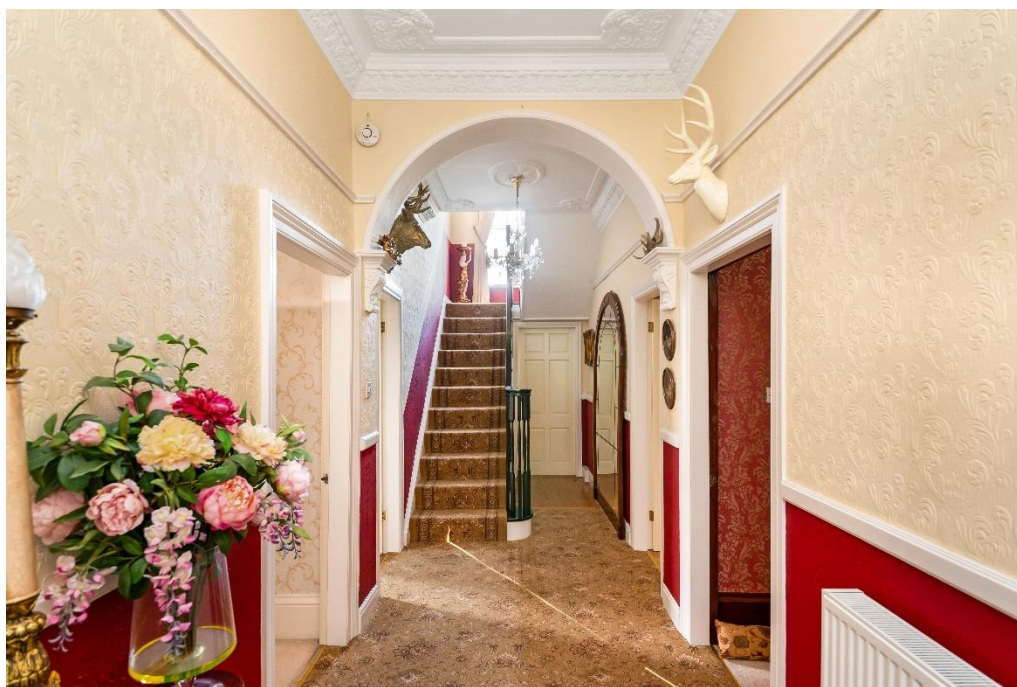
**Offers around £740,000**



## GROUND FLOOR

### ENTRANCE HALL

Period style timber door of large proportions gives access from the front garden into the entrance hallway. Above the door there is a beautiful period glazed fan light. The entrance hall sets the scene in terms of size and style. It has a particularly high ceiling height and wonderful coving, ceiling roses to the chandelier point, picture rails and all is beautifully presented. There is a delightful spindle balustrade staircase with a half landing and arched top window above it, a useful under stairs storage cupboard, access down to the cellar and a doorway leads through to the downstairs W.C.





## DOWNSTAIRS W.C.

With a low level W.C. and wash hand basin.

## SITTING ROOM

Measurements – 15'0" x 14'7" (4.56m x 4.44m)

A fabulous room, once again, with wonderful period features including a huge ceiling rose to the chandelier point, fabulous cornice mouldings, picture rail and a delightful fireplace. The room has a large window with window shutters to either side and a lovely view out over the property's delightful mature gardens. Across the hallway, a doorway leads through to the second sitting room/dining room.





## SECOND SITTING ROOM/DINING ROOM

Measurements – 14'10" x 14'6" (4.52m x 4.42m)

Once again, an elegant room with a lovely view out over the property's beautiful, mature gardens. There is a fabulous ceiling rose with chandelier point, coving to the ceiling, picture rail, attractive fireplace and all is of a good size.





## **FAMILY ROOM/DINING ROOM**

*Measurements – 15'0" x 14'7" (4.58m x 4.45m)*

This, which has been utilised as a home office/gym in the past, has a lovely floor covering, high ceiling height with coving and chandelier point with ceiling rose. There is a good sized window giving an outlook to the rear and a huge amount of in built storage cupboards.





## BREAKFAST KITCHEN

*Measurements – 14'9" x 14'5" (4.50m x 4.40m)*

As the photographs and floor layout plan suggests, the breakfast kitchen is superbly appointed and has a high quality range of units at both the high and low level. There is a dresser style unit with display cabinets, large number of working surfaces with an inset one and a half bowl sink unit with lighting above, integrated dishwasher and integrated fridge. There is a Britannia range style oven with the usual warming ovens and a seven ring gas hob including centrally located griddle with an extractor fan and canopy above. The kitchen also includes under unit lighting. The island unit provides a large amount of seating space and there is inset spotlighting to the ceiling and windows giving an outlook to two sides. The stable style door gives access through to the everyday entrance lobby which has a doorway out to the driveway side and also a doorway through to the large conservatory.









## UTILITY ROOM

Measurements – 9'0" x 6'0" (2.75m x 1.82m)

The utility room is fitted with units at both the high and low level, plumbing for an automatic washing machine, space for a dryer and a stainless steel sink unit.

## CONSERVATORY

Measurements – 17'7" x 13'6" (5.18m x 1.78m)

This overlooks the side and front gardens, has a high ceiling height and twin glazed doors giving direct access out to the gardens.





## FIRST FLOOR

### HALF LANDING

The staircase rises up to the half landing with the previously mentioned arch topped window giving a lovely amount of natural light and a pleasant long distance view out towards the church on the skyline.

### FIRST FLOOR LANDING

The first floor landing has a loft access point.





## BEDROOM ONE

Measurements – 14'10" x 14'6" (4.52m x 4.42m)

The en-suited double bedroom. This has a pleasant outlook to the side and has two fabulous dressing areas, centrally located bed area and chandelier point. There is coving to the ceiling, inset spotlighting and a doorway leads through to the en-suite.





### BEDROOM ONE EN-SUITE

Measurements – 17'0" x 5'10"  
(5.18m x 1.78m)

Superbly appointed with concealed cistern W.C., pedestal wash hand basin, a good sized shower with chrome fittings and slipper style ball and claw foot bath with Victorian hand held mixer/shower unit over. There is appropriate decorative tiling, chrome central heating radiator/heated towel rail, a window giving a pleasant outlook, an extractor fan, spotlighting and electrical under floor heating.



### BEDROOM TWO

Currently utilised as the main bedroom, bedroom two is a combination of two bedrooms. We have shown a dotted line on the floor layout plan which demonstrates how this room could be divided very easily back into two. It has twin windows to the front, a beautiful fireplace, a large amount of in built bedroom furniture, two chandelier points and all is presented to a particularly high standard.

### POTENTIAL BEDROOM FOUR

Not in existence at this time but could be created from the division of bedroom two.









### BEDROOM THREE

Measurements – 15'0" x 15'0" (4.58m x 4.56m)

A large double room with a stylish wash hand basin and dressing area to one side, further loft access point, coving to the ceiling and a window giving a superb view out over the gardens.





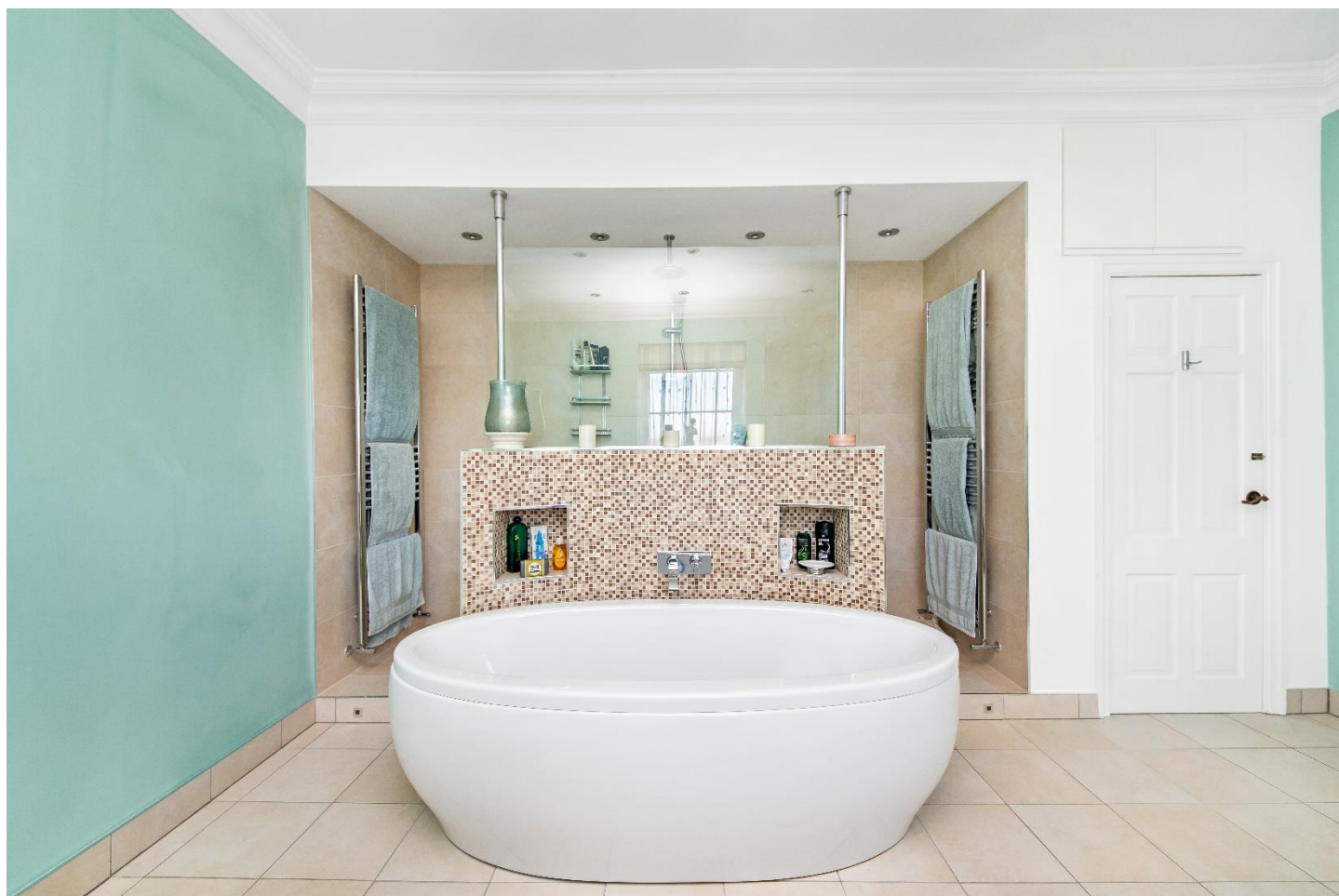
## BATHROOM

Measurements – 15'0" x 14'0" (4.58m x 4.27m)

A huge room which could be, once again, altered to create further bedroom space. This fabulous bathroom was created from a double bedroom and has a window to the rear, inset spotlighting to the ceiling, ceramic tiled flooring, superb ceramic tiling elsewhere, huge walk through shower/wet room area, large double ended bath, concealed cistern W.C. and twin wash hand basins with storage cupboards beneath. The bathroom has two heated towel rails in chrome and electrical under floor heating.









## FURTHER ACCOMODATION



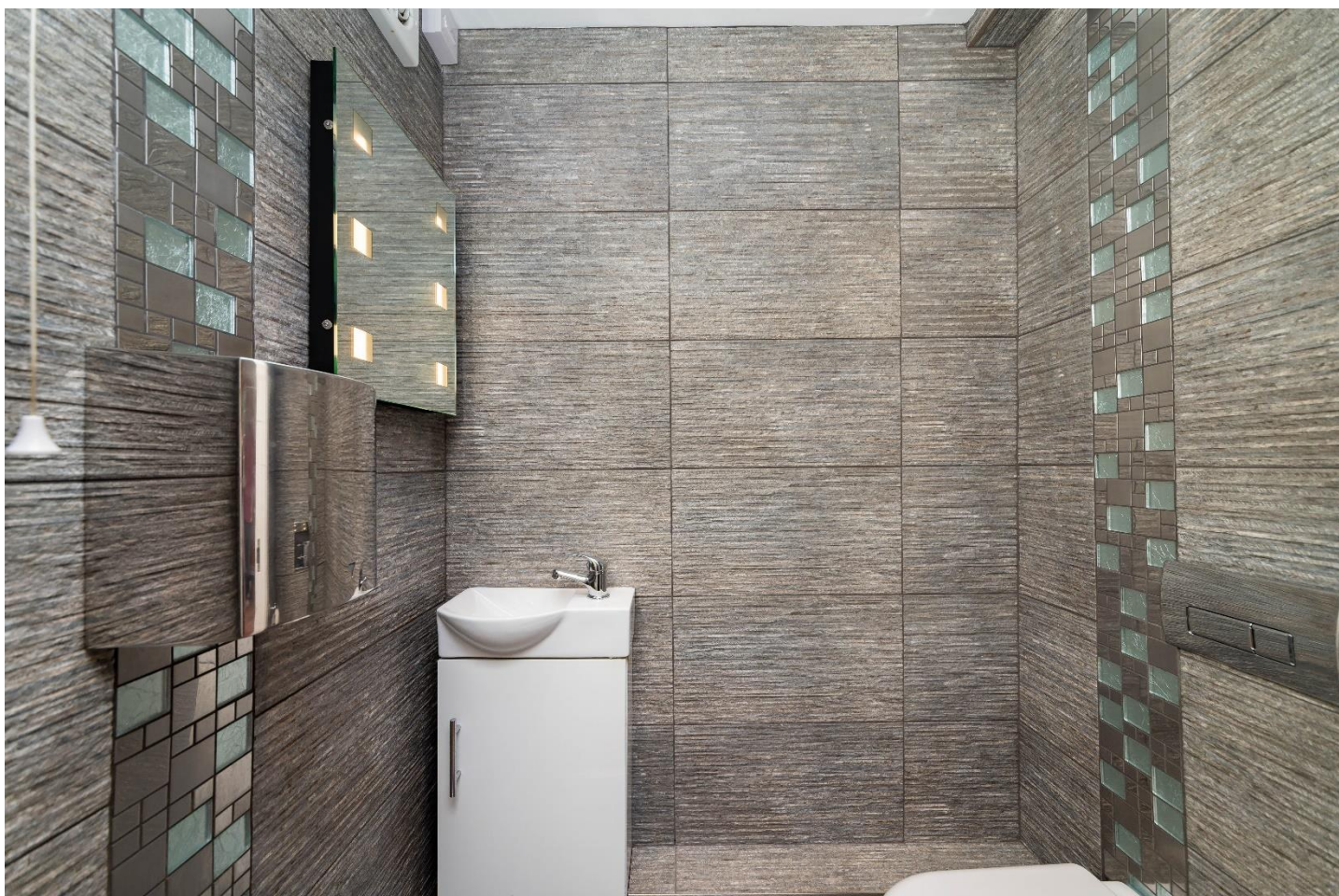
### WORKSHOP/HOME OFFICE

*Measurements – 19'8" x 16'2" (5.98m x 4.93m)*

Further accommodation is to be found across the driveway. This is the old coach house which has been used for many years as a fabulous home office/workshop. It is well presented, as the photographs demonstrate, and is of a good size as the floor layout plan indicates.









## STUDIO/OFFICE

Measurements – 35'0" x 15'7" (10.67m x 4.75m)

A staircase rises from the ground floor level up to the fabulous studio/home office. This, once again, has been used for the family business. This is very versatile, whether this be for separate accommodation/flat for family member or indeed as work space/hobby space.





## GARDENS AND GROUNDS

### DOUBLE GARAGE

*Measurements – 19'7" x 16'3" (5.97m x 4.96m)*

There is a good sized double garage attached, this has an inspection pit and is currently fitted with an extra vehicle ramp due to the home owner's interest in classic cars. The ground floor home office/workshop could be considered suitable for conversion for further garaging if so required.

### POSITION

The house is sat in lovely large mature gardens and are approached by a driveway which principally gives access under an archway. There is also a right of way over the neighbouring property giving flexibility in terms of parking and turning space. The driveway is superbly finished with cobble style surface which is particularly pleasing.

### GARDENS AND GROUNDS

The gardens are both mature and exceptionally well maintained. There is a delightful block paved patio/sitting out area to the side and access leads through to the front gardens which have stone flagged patio/pathway to the front of the home. There is a covered walkway through to the pedestrian gate which gives access to the lanes at the side. The boundaries of the garden are well established, have mature trees and shrubbery and there is a very large garden shed/workshop as well as a huge greenhouse. It should be noted that the property occupies a remarkable position, being shielded from other houses by mature trees and shrubbery and has bungalows to the other side.

























Springfield House, Springfield Grange, off Flanshaw Lane, Wakefield, WF2 9JE

---



## PROPERTY VIEWING NOTES -



Springfield House, Springfield Grange, off Flanshaw Lane, Wakefield, WF2 9JE

---



## PROPERTY VIEWING NOTES -



### **ADDITIONAL INFORMATION**

This home has a huge amount of flexibility both internally and externally and may be of interest to those who require additional annexe accommodation or indeed great home office/workshop space. The property has a good sized cellar, external lighting, double glazing, gas fired central heating. Carpets, curtains and certain other extras may be available by separate negotiation.

### **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)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

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 14:00

Sunday - 11:00 to 13:00

Details printed 28/10/2025

---





#### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

#### OFFICE OPENING TIMES

##### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259