



YORKSHIRE'S
FINEST
HOMES COLLECTION



Gill Sike Avenue, Wakefield

Offers In The Region Of
£715,000

- Substantial four-bedroom family home
- Modern kitchen–diner with Cookmaster cooker & integrated appliances
- Adjoining snug with garden views and patio doors
- Spacious lounge with log-burning stove & patio doors to garden
- Beautiful rear garden with patio, lawn, rockery
- Ideal for families seeking versatile living and excellent entertaining space

A fabulous four-bedroom property offering a modern kitchen–diner with snug, a sizeable lounge, principal bedroom with en-suite, ground-floor bedroom with en-suite, three additional double bedrooms, and a large, beautifully presented garden.



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Entrance Hall

A magnificent entrance hall introduces this substantial family home, featuring sweeping stairs rising to the first-floor landing. Generously proportioned, the hall is a versatile room in its own right – ideal as a study, library, or playroom.

Kitchen–Diner with Snug

The modern kitchen is fitted with an excellent range of wall and base units and includes a beautiful Cookmaster cooker, integrated fridge and dishwasher. The dining area easily accommodates a large table, perfect for entertaining family and friends. The adjoining snug provides a cosy space for evening relaxation, enhanced by a large, double-glazed window overlooking the superior rear garden. Patio doors open to the garden patio, creating a seamless indoor–outdoor flow. A further door leads to a very spacious utility area with plumbing for a washing machine, space for a tumble dryer, and room for a large fridge freezer. Another door opens to the garden, making this an ideal boot room, with additional access to the side of the property.

Lounge

The lounge is an impressive, expansive room with modern décor and a beautiful log-burning stove, creating a warm and inviting atmosphere. Large, double-glazed windows flood the space with natural light, while patio doors lead out to the rear garden – perfect for summer gatherings and enjoying the scenic views.

Ground-Floor Bedroom

Located on the ground floor, this large double bedroom offers modern décor, fitted wardrobes, and its own en-suite shower room comprising a corner shower, feature sink unit, and low-level WC. An ideal room for those needing ground-floor accommodation.

First Floor Landing

The first-floor landing provides access to all bedrooms, the house bathroom, and the loft.

Principal Bedroom & Further Bedrooms

The principal bedroom is a generously sized, beautifully presented room with high coved ceilings and a double-glazed window allowing natural light to cascade through. A door leads to the fabulous en-suite, featuring a corner shower, feature sink unit and WC. Also on this floor are three further double bedrooms, all tastefully decorated with coved ceilings. Serving this level is a luxurious house bathroom comprising a claw-foot bath, double corner shower with dual showerhead, feature sink unit and low-level WC.

Exterior

Gates open to a generous driveway with a turning circle, offering ample off-road parking. To the rear lies the beautiful, substantial garden with a modern paved patio, lush lawn, rockery and pond, and secluded tree-and-strawberry border. A fantastic outdoor space for family enjoyment and summer entertaining.

Agent Notes

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce





identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRE'S FINEST HOMES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



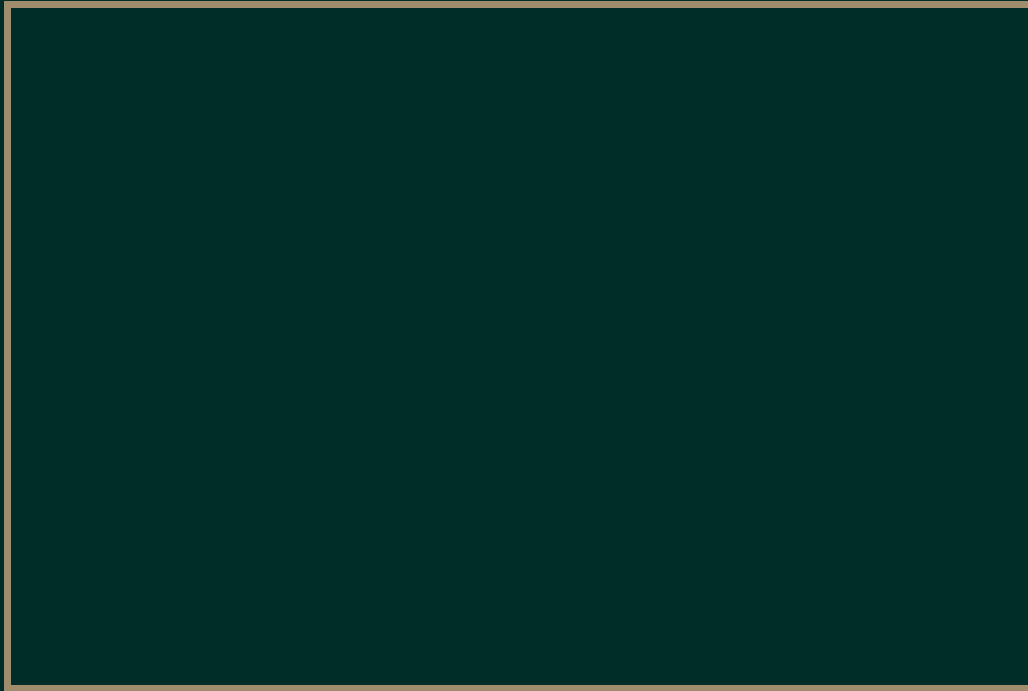


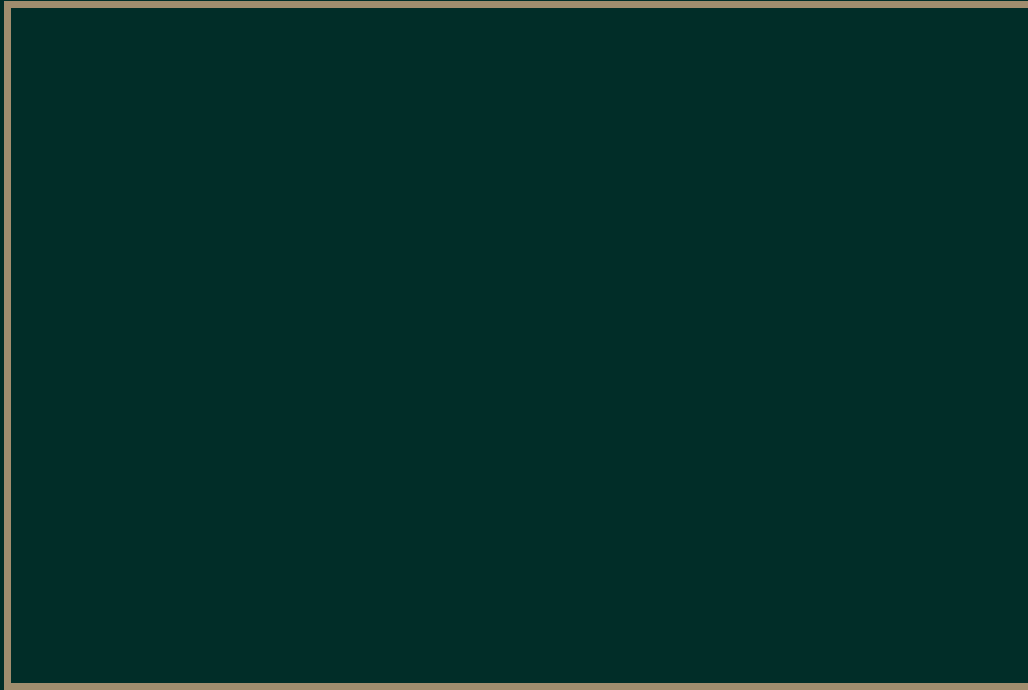


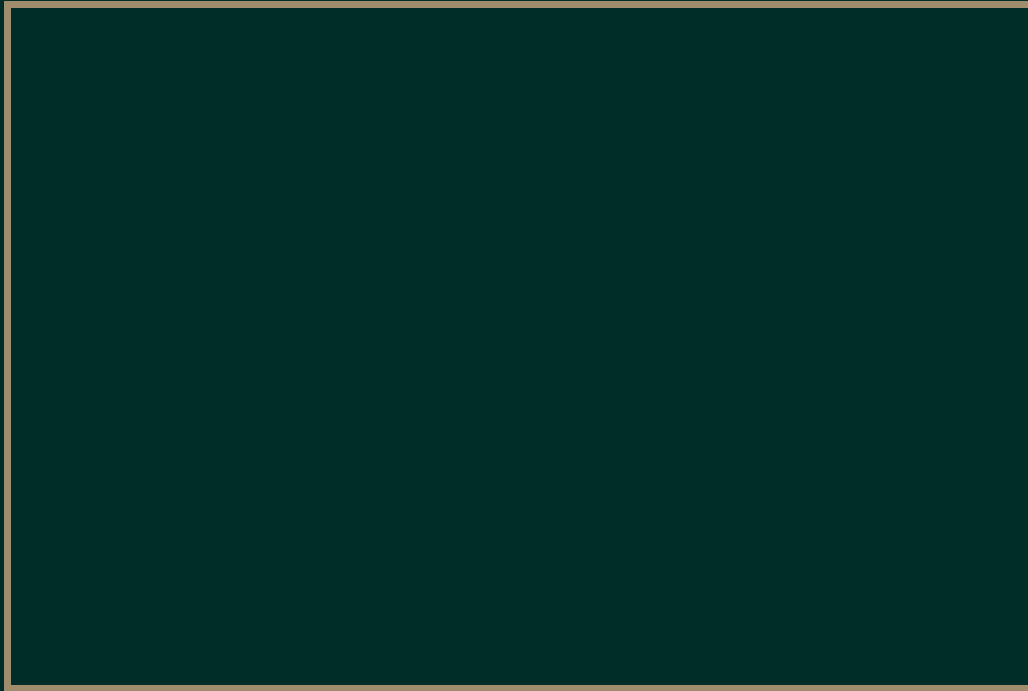


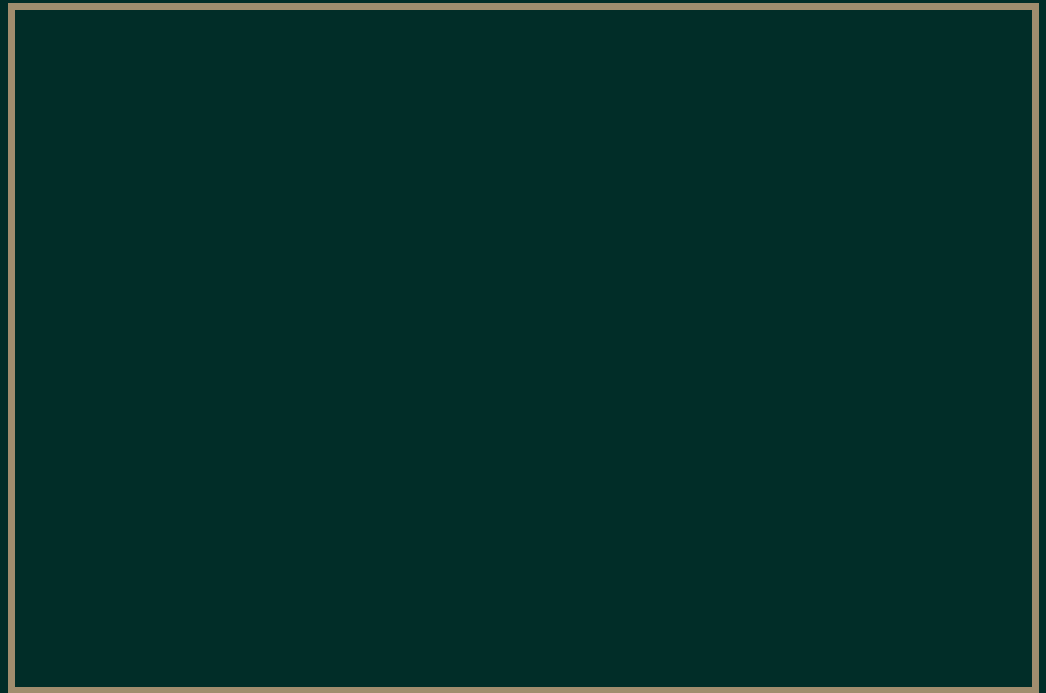


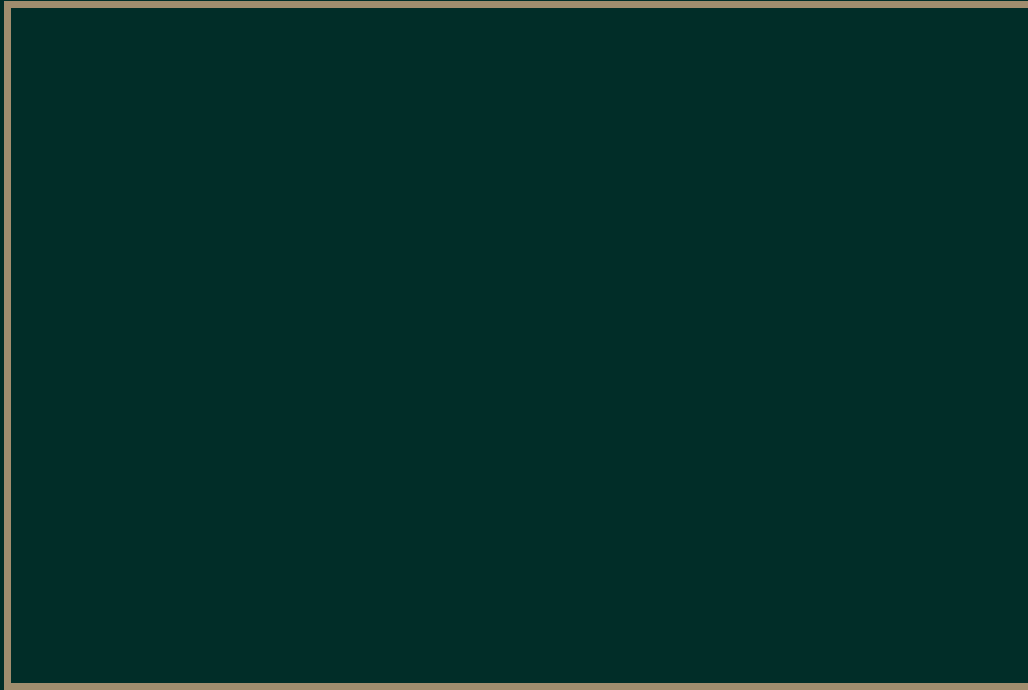


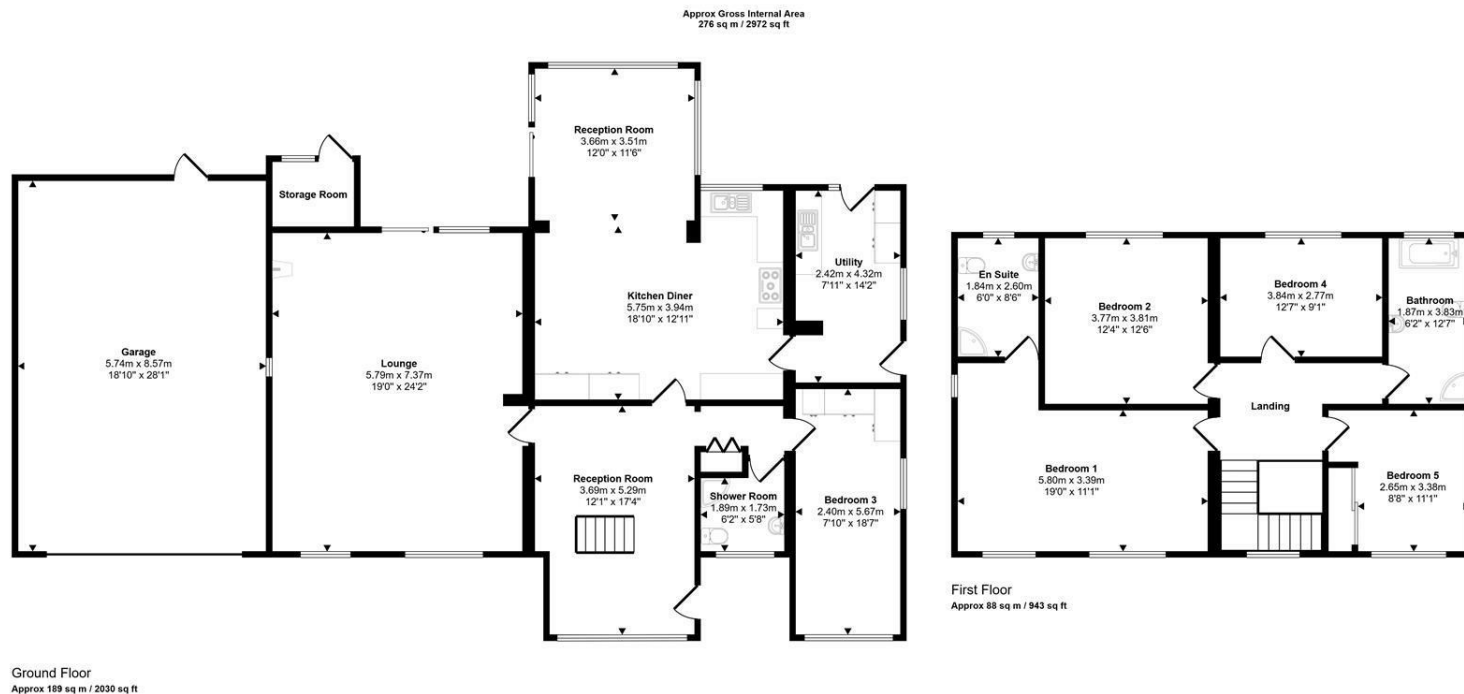












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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