



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Whitley Willows
Addlecroft Lane, Lepton



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Offers In Region Of £925,000

SET WITHIN A GATED RESIDENTIAL COMMUNITY, OUR EXECUTIVE 4 BED ENSUITE PROPERTY WITH STRIKING BARN STYLED WINDOW TO THE ENTRANCE IS OFFERED TO THE MARKET READY TO MOVE IN WITH ELEGANT DÉCOR THROUGHOUT. TO THE REAR, THE PROPERTY INCLUDES LARGE GARDENS WITH COUNTRYSIDE VIEWS, PARKING AND SUMMER HOUSE.

Individually designed in a stunning countryside location, this luxurious farmstead property sits in a prime location on a development that has left no attention to detail. The hallway's dramatic spiral chandelier announces the opulence within a gracious foyer with clear sight lines to the dining hall and the comfortable sitting room. Light from the entrance hall and landing window travels right into the centre of the home creating attractive shadows and strips of light across the walls and floor. With bespoke craftsmanship throughout, the property flows beautifully with rich illumination that works wonderfully with the elegant white presentation that creates a spacious contemporary feel. Provided with a substantial amount of driveway and large garden that has tree lined field views and cosy Summer house, the property further includes a double garage and classic attached carport. Whitley Willows is within the catchment area for Wakefield Girls' High, Queen Elizabeth Grammar in Wakefield and Huddersfield Grammar School to mention but a few. In a sought after neighbourhood, the property is within comfortable reach of motorway links and sits close to desirable golf clubs, charming tourist attractions and attractive market towns.



ENTRANCE HALL

Instantly impressive with dramatic design, the large glass wall feature with French door opening creates an affecting entrance. With underfloor heating throughout the entire ground floor, designed to provide efficient heating to meet NHBC class 1 standards, the property is equipped with an LPG gas fire system with radiators to the first floor. The height of the ceilings, descending crystal feature light, reflective white décor and overall space create immediate impact as the entrance hall leads gracefully around to the dining hall. A cloakroom is equipped with a countertop wash basin and low level w.c

SITTING ROOM

The symmetrical balance of this room with natural lighting from both elevations allows the space to be dressed to ones preference. The dramatic impact of large windows create an elegant room that feels bright and affords uninterrupted views of the rear garden and views beyond. Furnished with a log burner for cosy evenings in, the room is completed with plush carpeting.

BREAKFAST KITCHEN AND FAMILY ROOM

Timeless in its presentation, the open plan orientation of this area allows for the family to stay together whilst preparing meals and catching up with the days events. A continuation of the ceramic flooring flows from the entrance hall into the kitchen with a classic range of bespoke wall and base cabinets.

Every consideration has been given to accommodate all modern day requirements. Integrated appliances include single, double, microwave and steam ovens, warming drawers, dishwasher, wine fridge, coffee machine, American styled fridge freezer, 5 ring induction hob and stylish wall mounted fan. Fitted to the island with granite work top and stainless steel sink is a bespoke breakfast table provided with 4 high backed leather chairs. A cosy corner allows for comfort seating to draw the family together and is fed natural light through the Velux window above. A stable door leads out to the side elevation and access to the utility room is provided to the rear of the kitchen.

DINING HALL

With a minimalist design screaming elegance throughout, the plush carpeting and feature lighting ensure this open plan dining hall is a wonderful area for entertainment. Leading out into the garden through patio doors, the dining hall is provided scenic views over the gardens.

UTILITY ROOM

Located to the rear of the property, the utility room is much larger than most and provides sufficient cabinets, plumbing and space for busy family lives. A perfect extension to the kitchen, the utility room has granite works surfaces with drainer grooves and a stainless steel square sink.

GALLERIED LANDING

Benefitting from natural lighting through the oversized barn styled window and Velux windows above, the double height aspect of this property creates a powerful impact. Carpeted with wooden balustrading and finished with crisp white décor.

MASTER BEDROOM WITH ENSUITE

A truly graceful room with stud feature wall equipped with his and hers walk in wardrobes behind. The room though incredibly spacious feels warm and cosy with its soft carpeting and attractive views of the fields through the Juliette balcony. Velux windows and soft down lighting are provided and the room includes an opulent ensuite that will not disappoint. Supplied with a free standing Bateau Bath with free standing bath taps and mixer shower, the rooms also comprises of a countertop wash basin, low level w.c and walk in shower with glass shower screen with a chrome mixer.



AGENT NOTES

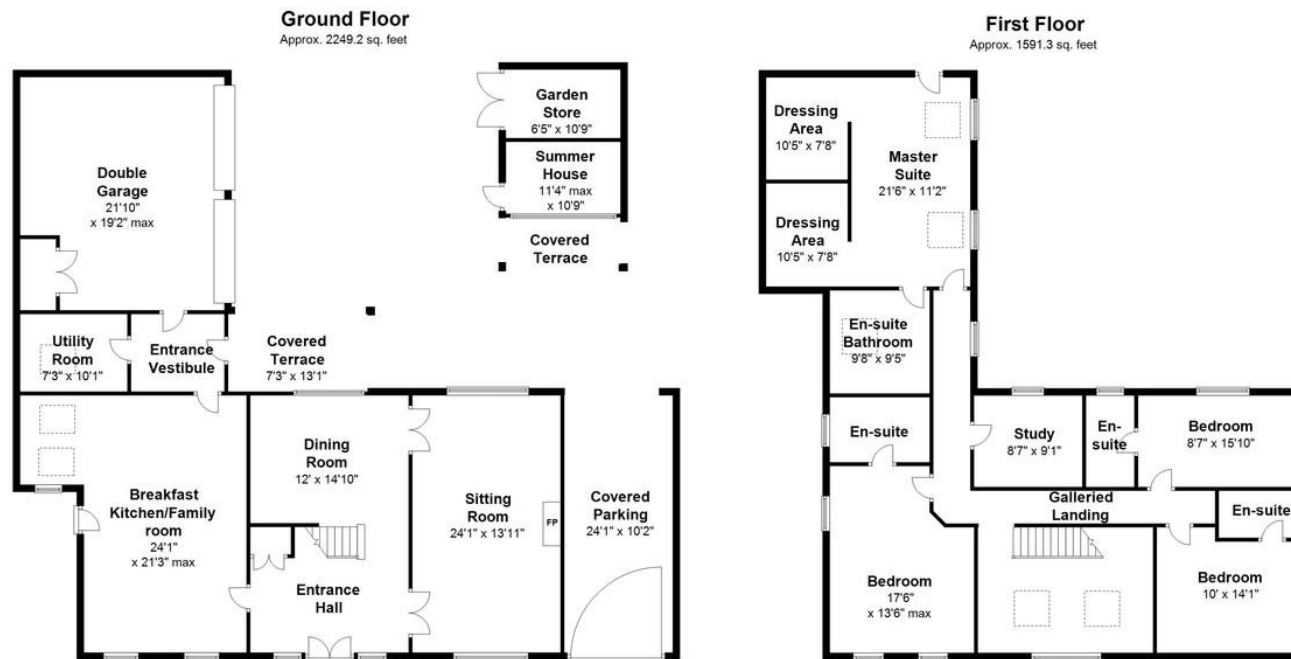
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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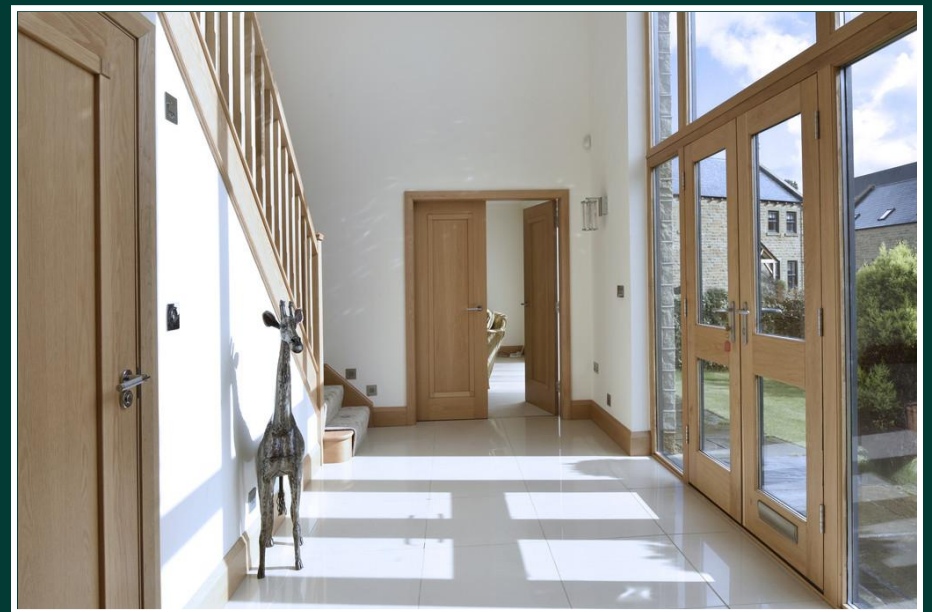
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Total area: approx. 3840.4 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
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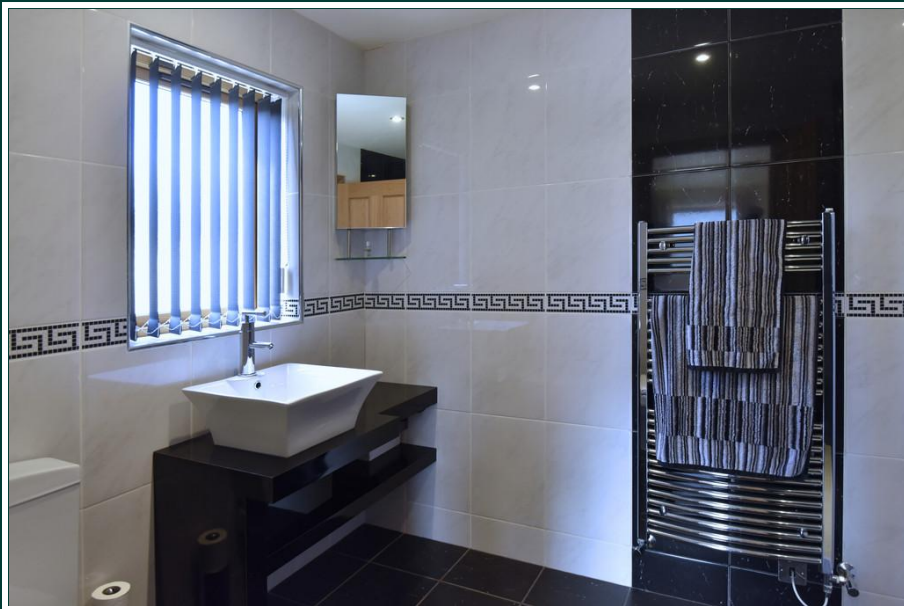


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