



4 HAIGH MOOR ROAD
WAKEFIELD, WF3 1EF

£875,000
FREEHOLD

A stunning detached family home with outstanding countryside views!

MONROE

SELLERS OF THE FINEST HOMES

4 HAIGH MOOR ROAD

- Detached Family Home • Outstanding Countryside Views • Five Double Bedrooms • Three Bathrooms • Balcony With Stunning Views • 3192 sqft • Double Garage • Open Plan Living Kitchen Diner • Air Source Heat Pump • Excellent Travel Links



Monroe is excited to introduce this exceptional home at 4 Boyle Hall Farm, ideally situated on a tranquil road with views out to the local beauty spot Ardsley Reservoir. This modern yet charming property is filled with natural light and offers a private garden that boasts breathtaking countryside views. With its character-rich design and feature windows throughout, this home exudes warmth and elegance. Offering a spacious 3192 square feet, it presents the perfect blend of comfort, style, and seclusion.

This beautiful home combines modern design with character and charm, featuring windows throughout that enhance its unique appeal.

The ground floor of this fantastic residence boasts an impressive entrance hallway with a bespoke staircase. It includes a dining room, a separate living room, a WC, and a utility room everything you need for a growing family, all bathed in natural light.

The open-plan kitchen, living, and dining area is truly exceptional, featuring a Range Master cooker, fitted appliances, solid wood worktops, and an island with a wine fridge. This space flows seamlessly into a playroom, where feature windows fill the room with an abundance of natural light.

Upstairs, the property offers five bedrooms, including a luxurious primary suite with a dressing room and an

ensuite featuring both a separate bath and shower.

There is also a fully tiled family bathroom. Additionally, the home boasts another spacious bedroom with its own ensuite, three more well-sized bedrooms, a study, and a stunning balcony.

Externally this home is just as impressive, featuring a charming front garden, a spacious driveway, and a double garage for added convenience. At the rear, you'll find a beautifully maintained lawned garden with a patio, ideal for hosting family gatherings or simply relaxing. The breathtaking countryside views provide a stunning backdrop, enhancing the appeal of this exceptional property.

For more information about this remarkable home and to schedule a viewing, do not hesitate to contact Monroe.

ENVIRONS

Tingley offers exceptional transport links, catering to both road and rail commuters. Leeds and Wakefield city centres are just under 30 minutes by car, while the M62 and M1 motorways are only minutes away, providing easy access to Bradford, Manchester, Huddersfield, and Sheffield. For those who prefer train travel, Batley station is a short 8-minute drive, offering direct services to Leeds (15 minutes), Huddersfield (22 minutes), and Manchester (1 hour and 24 minutes).

REASONS TO BUY

- Detached Unique Family Home
- Well Presented Throughout
- Five Double Bedrooms
- Private & Countryside Views
- Balcony
- Double Garage
- Driveway & Gardens With Views

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Wakefield Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		74	82
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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