



5 Bed  
Bungalow - Detached  
located in Crofton



33B Slack Lane  
Crofton  
Wakefield  
WF4 1HX



£450,000

Wynn & Co Sales and Lettings are delighted to offer for sale this large four/six bedroom detached family bungalow, which is located on a fantastic, private, plot, with gardens to three sides and a long driveway with parking for numerous average sized cars.

Offering spacious rooms throughout and a flexible layout to meet differing needs, the property could suit a large or multi-generational family, a couple just used to a large amount of space or even someone running a business from home (subject to necessary permissions).

With a large garage/workshop and further storage, the accommodation briefly comprises:- entrance vestibule, study/bedroom, dining / family room as the hub of the home with French doors to living room and sliding patio doors to a large conservatory. Spacious kitchen / breakfast room with utility room off, large office space / further bedroom with shower room near and stairs up to an attic room (this area of the bungalow would be perfect for business use or as secondary accommodation). To the far side of the bungalow there are four further bedrooms, all a good size with storage / wardrobes fitted, house bathroom and ensuite shower room to bedroom one.

A real gem of a home which must be viewed to fully appreciate.

### Entrance Vestibule

UPVC double glazed front entrance door leads into a vestibule area with laminate flooring and a useful storage cupboard. Internal door opens to the study / bedroom and double opening glazed doors open to the dining room.

### Dining Room

Fantastic open space as the hub of the home with laminate flooring, electric heater and coving to the ceiling. Patio doors open into the conservatory, internal glazed French doors to the living room and single internal door to the kitchen / breakfast room.

### Living Room

Another large reception room with two full length UPVC double glazed windows overlooking the garden. Log burner as feature set to an exposed brick chimney, electric heater, laminate flooring and coving to the ceiling.

### Conservatory

Large conservatory offering further living space and built in UPVC with a brick base, pitched carbonate roof, ceiling fan and power. UPVC double glazed French doors then open onto the garden.

### Kitchen / Breakfast Room

Fitted with a range of units to both high and low levels complimented with 'Quartz' worktops, splashback tiling and inset sink unit with grooved drainer and chrome mixer tap. Fitted four ring ceramic hob with stainless steel and glass extractor hood over, separate fitted double oven to the side and further integrated appliances including dishwasher and microwave. Spotlights to the ceiling, electric heater and two UPVC double glazed windows.

### Utility Room

Fitted with full length units to match the kitchen, separate laminate worktop area with plumbing for washer and space for dryer under. Spotlights, UPVC double glazed window and UPVC double glazed external door to garden.

### Shower Room

Furnished with a modern white suite comprising a shower cubicle with electric shower, low level WC and wash hand basin set to vanity unit. Part tiled to walls, heated towel rail and UPVC double glazed window with frosted glass.

### Office / Bedroom Five

Large office space or another double bedroom with UPVC double glazed windows to the front aspect. Stairs also lead off to a storage room above.

### Attic Room

Good storage space and potential to use as another permanent room with 'Velux' roof style window.

### Bedroom One

Double bedroom with built in wardrobes, laminate flooring, electric heater and two UPVC double glazed windows over looking garden



### **Ensuite Shower Room**

Fitted with a modern white suite comprising a shower cubicle to recess with a mains shower and chrome fittings including rainwater shower head. Low level WC and wash hand basin set to vanity unit, tiling to walls, heated towel rail and UPVC double glazed window with frosted glass.

### **Bedroom Two**

Double bedroom with built in wardrobes, laminate flooring, electric heater and two UPVC double glazed windows to the front aspect.

### **Bedroom Three**

Double bedroom with built in wardrobes, laminate flooring, electric heater and two UPVC double glazed windows to the front aspect.

### **Bedroom Four**

Double bedroom with built in wardrobes, laminate flooring, electric heater and two UPVC double glazed windows to the rear aspect





### House Bathroom

Furnished with a modern white suite comprising a rectangular bath with central chrome tap fittings and shower attachment, low level WC and wash hand basin set to vanity unit. Wall mounted storage cupboard, tiling to walls, heated towel rail and spotlights the ceiling. UPVC double glazed rear window with frosted glass.

### Study / Bedroom Five

Currently used as a study but originally a bedroom with built in wardrobes, laminate flooring, electric heater and two UPVC double glazed window so to the front aspect.



### Exterior

Double opening wrought iron gates lead off Slack Lane to a long block paved driveway providing parking for numerous average size cars. Trellising adds privacy to a block paved seating area at the front complimented with a stone retaining wall. Block paving continues around both sides of the property with mature shrubbery and a feature stone wall to one side. To the rear of the property is a generous lawned garden with multiple areas and privacy. There is a large detached garage / workshop at the rear with power and lighting along with a large shed, again with power, providing even more storage, or large enough to convert to a summerhouse.

### Garage / Workshop

Spacious garage with power and light. Also with up and over door to the front, two side doors and window to both side and rear.





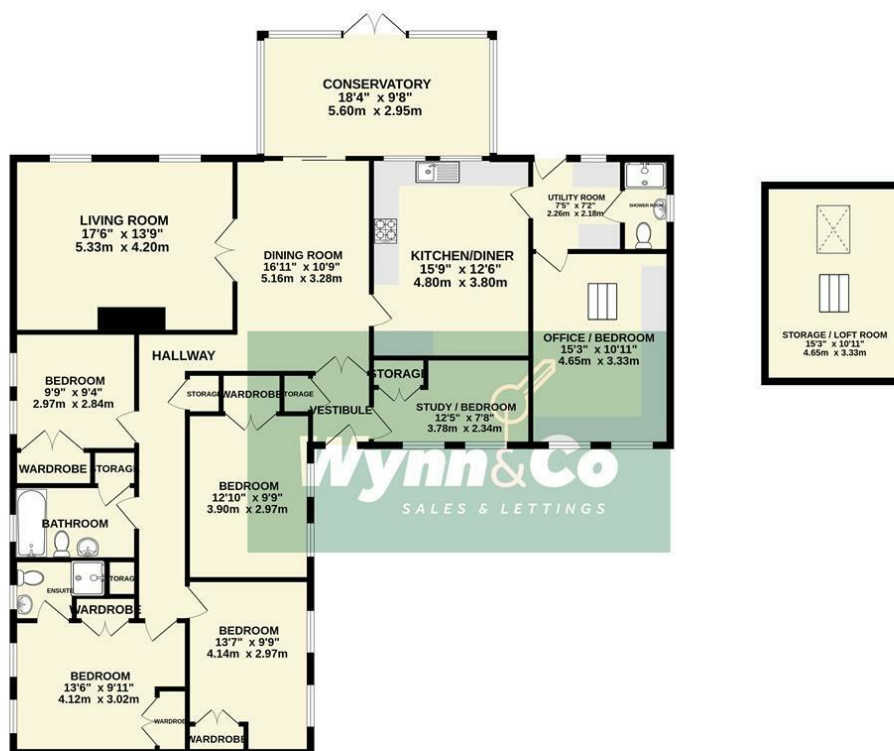


33B Slack Lane, Crofton, Wakefield, WF4 1HX





1ST FLOOR  
171 sq ft (15.8 sq m) approx

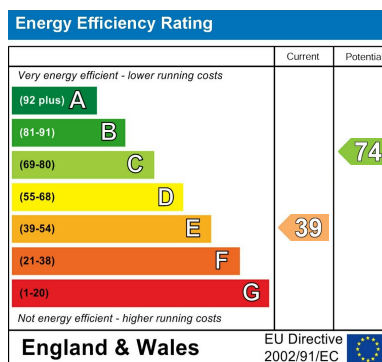


FOUR / SIX BEDROOM DETACHED FAMILY BUNGALOW

TOTAL FLOOR AREA: 2087 sq.ft. (193.9 sq.m.) approx.

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.

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