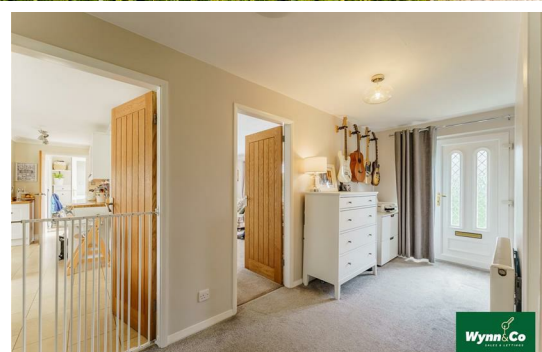




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2 Bed  
Bungalow - Detached  
located in New Crofton

**Wynn & Co**  
Sales and Lettings



19 Santingley Lane  
New Crofton  
Wakefield  
WF4 1LG



2



1



2



Asking price £375,000

Wynn & Co Sales and Lettings are delighted to offer for sale this immaculate detached bungalow which is located on a fantastic corner plot, offering private gardens with great outdoor living space, electric gated access, and a large garage which has been converted to three useable rooms... summerhouse/office with WC, storage room, and a front room currently used for dog grooming, but would work for a variety of other business uses.

The accommodation briefly comprises:- a wide front entrance hall, spacious living room with multi-fuel burner and dual aspect windows, large open plan kitchen-diner / breakfast room with French doors to garden, side hall and utility room. Two large double bedrooms to the opposite side of the bungalow and a bathroom with mains shower over bath.

Externally there are private gardens to three sides with a fruit garden tucked into the corner, ample parking, a large patio area, and the garage which has been converted to living space and potential business use.

The bungalow also has planning permission granted for a rear and a side extension with plans available upon request.

### Entrance Hall

14'11" x 5'10"

UPVC double glazed front entrance door opens into a spacious hallway with central heating radiator and doors leading off to all rooms.

### Living Room

17'11" x 11'10" max

Spacious dual aspect room with a feature cast iron multi-fuel burner set to a tiled recess and slate hearth. Double central heating radiator, coving to the ceiling and two UPVC double glazed windows.

### Dining Kitchen / Breakfast Room

17'11" x 13'5"

The hub of the home is this gorgeous, spacious, family kitchen-diner, fitted with a large range of units to both high and low levels complimented with wood worktops and matching low level splashbacks. Inset sink unit and drainer with chrome mixer tap, integrated dishwasher and microwave, display cupboards and under unit downlights. Free standing 'range cooker' set to a chimney style recess with wooden sleeper, tiled inset and built in extractor fan. Coving to the ceiling, tiled flooring, feature drop lights to dining area, central heating radiator and UPVC double glazed French doors leading out onto the garden patio.

### Hall

Leading off the kitchen with a tiled floor, coving to the ceiling and central heating radiator, UPVC double glazed front window and external door.

### Utility Room

7'9" x 7'9"

Fitted with a range of units to both high and low levels, complimented with wood effect worktops, matching low level splashback and a 'Belfast' style sink unit. Plumbing for washer, space for dryer, tiled flooring, heated towel rail and UPVC double glazed window to the rear aspect.

### Bedroom One

11'11" x 11'10"

Double bedroom fitted with a range of furniture including wardrobes, drawers and cupboards. Central heating radiator, coving to the ceiling and UPVC double glazed window to the front aspect.

### Bedroom Two

11'11" x 9'10", 203'4"

Second large double bedroom with central heating radiator and UPVC double glazed window to the rear aspect.

### Bathroom

8'9" x 5'9"

Furnished with a white suite comprising a modern panelled rectangular bath with a mains shower over including chrome rainwater showerhead and secondary hand held shower head. Wash hand basin set to two drawer vanity unit, low level WC with enclosed cistern, part tiled to walls and chrome heated towel rail. UPVC double glazed window with frosted glass to the rear aspect.



### Exterior

Private plot with gardens to three sides accessed through large electric gates to the front with parking for numerous average size cars. Hedges provide privacy at the front with a lawned garden extending around to the side of the bungalow, including a fruit garden. The rear garden is part lawned and again extends around the side of the bungalow with hardstanding for a shed. A large flagged patio area then provides great outdoor living with privacy.

### Summerhouse / Office

12'7" x 7'8"

The rear part of the garage has been converted to provide extra living space in the form of a summerhouse or a home office. Fitted units and worktops, central heating radiator, UPVC double glazed rear window and UPVC double glazed French doors. There is also a cloakroom housing a low level WC and corner wash hand basin.

### Storage Room

The middle part of the garage is now a storage room with UPVC double glazed external door.

### Multi-Use Business Room



12'5" x 9'0"

The front part of the garage is used as a dog grooming parlour, again with heating, UPVC double glazed window and UPVC double glazed door. A great multi-use room providing potential for multiple business uses.

A separate central heating boiler provides heating and water for these three rooms.





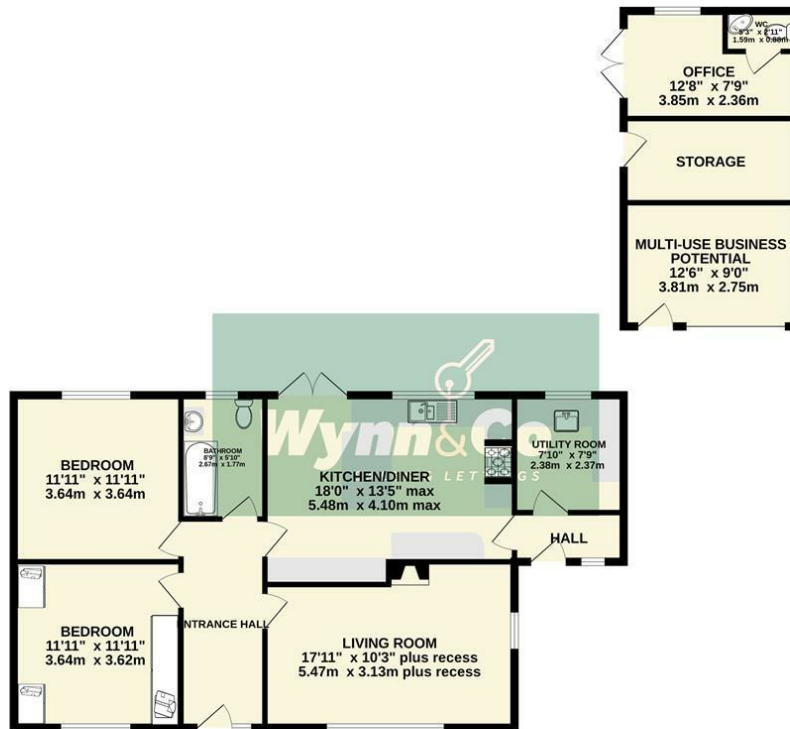


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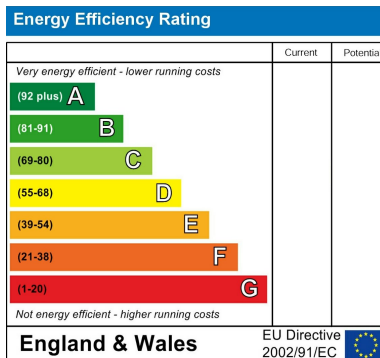
GROUND FLOOR  
1226 sq.ft. (113.9 sq.m.) approx.



TWO BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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DIRECTIONS

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