



12 Bed  
House  
located in



# 28 Westfield Grove

## Wakefield

### WF1 3RS



Asking price £1,350,000

Nestled on North Avenue in Wakefield, this remarkable detached residence, originally built circa 1830 for the esteemed linen draper John Hardcastle, presents a unique opportunity for discerning buyers. Spanning an impressive 8,980 square feet (approx.) the property boasts an abundance of space with twelve well-appointed bedrooms, five bathrooms and seven reception rooms, making it ideal for large families or those seeking a versatile living arrangement.

With full planning permission already granted for an additional detached dwelling on the grounds, this property is not only a splendid home but also a promising development opportunity. The potential for development further enhances its appeal, making it suitable for various ventures, including the potential for a care home.

Parking is generously provided for numerous vehicles, ensuring convenience for residents and visitors. This property is a rare find in Wakefield, combining historical charm with modern potential, making it an exceptional investment for those looking to create a lasting legacy.

## Main House

A unique opportunity has arisen to purchase part of Wakefield history with this 12 bedroom Grade II listed detached period property, which was built circa 1830. Some of the statement rooms include a grand dining hall room which is a true statement of period charm, featuring a raised platform that holds an ornate wooden fireplace with decorative stained glass windows on either side. The room benefits from a large bay window with wooden panelling, offering lovely views of the garden and allowing natural light to flood the space. A dining room which exudes classic elegance with its intricate cornicing, high ceilings and a large bay window that frames views over the garden. The space is furnished with a long wooden dining table and matching chairs, set against a backdrop of richly patterned wallpaper and a coordinating carpet. A traditional fireplace adds charm and character, making this room perfect for formal dining and entertaining. Another elegant dining room offering a more intimate setting, featuring patterned wallpaper and carpet, a traditional fireplace with a dark marble surround, and a wooden dining table with chairs. The large sash window allows natural light to fill the room, enhancing the warm and inviting atmosphere. This sitting room radiates a cosy yet refined atmosphere, with high ceilings and large sash windows dressed with cream valances and drapes that frame views of the garden. A fireplace with a mantelpiece serves as the focal point, complemented by soft carpets and comfortable seating, making it an ideal space for relaxing and socialising. The first of three kitchens is a practical space with pale green cabinetry and ample work surfaces, featuring a central wooden dining table that seats four. The tiled floor and neutral splashbacks add a sense of cleanliness and functionality, complemented by modern appliances and plenty of storage to meet everyday needs. Three hallways, two of which with high ceilings and one with the most stunning return staircase leading up to the first floor accommodation of 12 bedrooms, most offering a spacious, bright and airy feel along with 2 family bathrooms, 1 shower room and a further 3 to 4 ensuite shower rooms. There are also two large basements accessed via separate staircases offering ample storage and further potential, with a wine cellar, workshop, and one room even set out with a full size snooker table.

## Full Planning Permission

Set to the far corner of the garden is an old garage where planning permission has been granted to build a spacious detached dwelling. Plans available upon request.

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28 Westfield Grove, Wakefield, WF1 3RS





# BASEMENT

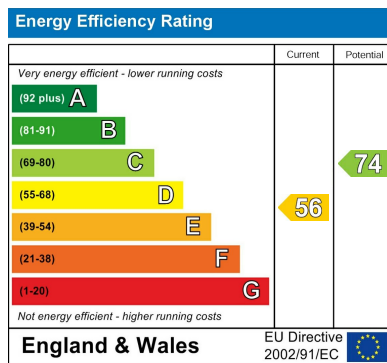
1739 sq.ft. (161.6 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 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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