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97A Cow Lane, Havercroft, Wakefield, WF4 2HQ

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Offers In The Region Of £400,000

In the charming area of Cow Lane, Havercroft, Wakefield, this exquisite three-bedroom house presents a wonderful opportunity for those seeking a high-spec, move-in ready home. The property benefits from a gated driveway, providing secure parking and added privacy.

Inside, the spacious reception room is perfect for entertaining guests or enjoying quiet family evenings. The home features three well-appointed bedrooms, offering ample space for a growing family or visitors. The modern bathroom is designed with comfort and style in mind, creating a relaxing retreat at the end of the day.

One of the standout features is the underfloor heating, delivering luxurious warmth throughout the colder months. The converted garage adds versatility, ideal for additional living space or a dedicated home office, catering perfectly to contemporary lifestyles.

The kitchen is equipped with integrated appliances, enhancing functionality and making it a delightful space for culinary enthusiasts. With an EPC rating of 56, the property combines efficiency with comfort.

Situated in a peaceful neighbourhood, residents will enjoy easy access to local amenities and transport links, making it an ideal choice for those seeking both convenience and community. This property is not just a house; it's a stylish, comfortable home ready to welcome you.

Don't miss the chance to make this stunning residence your new home.

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The floor plan shows a rectangular layout with a central landing area. To the left of the landing is a large Study/Dressing Area. To the right of the landing are three bedrooms: Bedroom 2 at the bottom left, Bedroom 3 at the top left, and Bedroom 1 at the top right. A bathroom is located between Bedroom 3 and Bedroom 1. A staircase is positioned at the bottom center, adjacent to the landing. The plan includes dimensions in both feet/inches and meters for each room.

Room	Dimensions (ft/in)	Dimensions (m)
Study/Dressing Area	-	-
Bedroom 1	15'3" x 12'3"	4.85m x 3.73m
Bedroom 2	17'3" x 10'1"	5.26m x 3.07m
Bedroom 3	10'1" x 9'0"	3.07m x 2.74m
Bathroom	8'11" x 8'4"	2.72m x 2.54m

745 sq. ft
(69.30 sq. m)

Garage

Kitchen/Dining Room
16'0" x 10'3"
(5.49m x 3.12m)

Utility Room
10'11" x 8'11"
(3.33m x 2.72m)

Reception Room
8'2" x 4'7"
(2.49m x 1.40m)

Hall

Cloakroom

WC

Living Room
11'10" x 7'11"
(3.61m x 2.41m)

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		56	8
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive 2002/91/EC



Kitchen
12'1" x 17'8"
This expansive, high-end kitchen exudes modern elegance, featuring light tiled flooring, integrated appliances, and a sleek kitchen island with an electric hob, inset sink, and bespoke drawer storage. Discreet spotlights illuminate the space, enhancing its clean lines and refined finishes.

Lounge
15'6" x 13'8"
This beautifully appointed lounge offers a refined retreat, featuring plush cream fitted carpet and a large window that floods the space with natural light. Ceiling spotlights add ambient glow, highlighting the room’s modern elegance.

A sleek, custom-built media wall provides a stylish focal point, perfectly designed for immersive entertainment and effortless living.

Dining
9'9" x 12'9"
A standout brick archway leads to a sophisticated dining area beneath the stairs, crowned by a statement chandelier—a perfect blend of contemporary design and timeless charm.

Downstairs w/c
Designed with elegance in mind, this chic downstairs bathroom features light grey tiled walls and flooring, creating a sleek, contemporary backdrop. A floating white sink with a gold-finished tap, alongside a matching gold flush plate and radiator, adds a touch of luxury and cohesion.

A small window allows natural light to soften the space, enhancing its clean, modern appeal.

Utility
7'2" x 9'6"
This functional yet stylish utility room features high-standing black storage units that offer ample space while making a bold design statement. Tiled flooring ensures durability and easy maintenance, perfectly complementing the room’s clean, modern aesthetic.

Garage
19'8" x 9'10"
The former garage has been thoughtfully transformed into a contemporary home office, complete with laminate flooring, crisp white walls, and spotlighting for a bright, focused workspace. A window brings in natural light, making this an ideal environment for productivity and comfort.

Bedroom/ Dressing
16'9" x 11'11"
This generously sized bedroom combines style and function, featuring laminate flooring and a stunning arched window that adds architectural charm and natural light. A cleverly designed half wall conceals a dedicated dressing area, enhanced by spotlighting—creating a private, boutique-style retreat within the room.

Bathroom
8'5" x 8'6"
This elegant family bathroom showcases a freestanding bath as its centrepiece, complemented by white marble tiled walls and tiled flooring for a timeless look. A stylish white countertop sink sits above sleek black drawers, offering both form and function. Completing the space is a modern black-framed corner shower, adding a bold, contemporary touch.

Master Bedroom
14'1" x 15'8"
This chic bedroom features laminate flooring and a distinctive arched window that fills the space with natural light. A feature wall of black panels adds bold character, while hanging pendant lights on either side of the bed create a warm, ambient glow—perfectly blending modern design with cozy sophistication.

Bedroom three
11'2" x 9'6"
Though the smallest of the three, this well-proportioned double bedroom offers comfort and style with laminate flooring and a clean, contemporary feel. Ideal as a guest room, nursery, or home office, it’s a versatile space that doesn’t compromise on elegance.

Cloackroom
8'8" x 4'8"
Garden
The property boasts a generously sized, private garden — perfect for both relaxing and entertaining. A raised decking area offers an ideal space for outdoor dining or soaking up the sun, while the expansive lawn provides ample room for children to play or for green-fingered buyers to make their mark. The garden is beautifully enclosed by a variety of mature bushes and shrubs, offering a peaceful, green outlook and a high level of privacy. To further enhance the space, the current owners have fitted the garden with a hot tub and sauna, showcasing its potential as a luxurious outdoor retreat.

Disclaimer
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been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures or descriptions will be included in the sale and we therefore ask that you clarify this with the agents prior to purchase. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for electricity, gas, water, off-road parking and other services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.		

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