

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

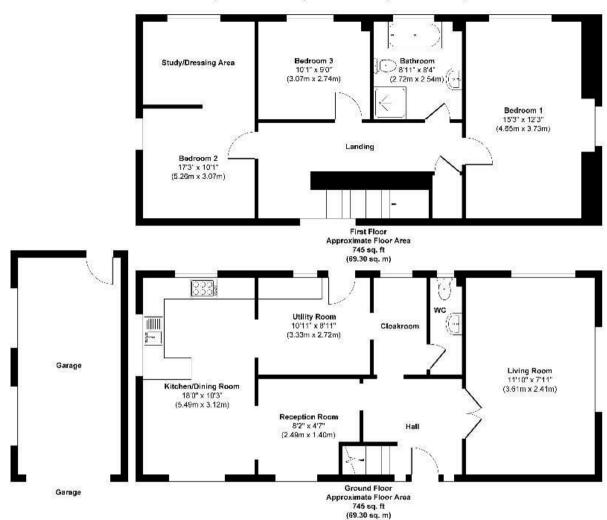
The kitchen is equipped with integrated appliances, enhancing functionality and making it a delightful space for culinary enthusiasts. With an EPC rating of 56, the property combines efficiency with comfort.

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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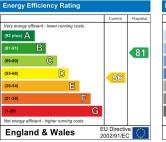
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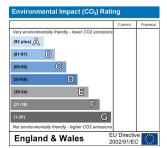


Approx. Gross Internal Floor Area 1490 sq. ft / 138.60 sq. m (Excluding Garage)

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

Produced by Elements Property





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.

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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) 🛕 B (81-91)81 (69-80)(55-68)56 (39-54)(21-38)and do not appliances and the purchasers WhydipAcentral meating if fifther referred to in these particula may be reconnection charges fo Eddy Directive

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.



























