



Shangri-La, Baghill Road  
West Ardsley, Wakefield





# Shangri-La, Baghill Road

West Ardsley, Wakefield, WF3 1DF



Heavily extended and finished to an impressive standard, this bespoke five bedroom detached family home on Baghill Road offers a blend of rural charm and modern luxury. Enjoying countryside views from both front and rear, the property exudes a tranquil atmosphere while being close to local amenities.

Inside, a spacious entrance hall welcomes you, with access to an office, a stylish living room, and a modern kitchen/breakfast room with a central island and integrated appliances. The open plan dining/sitting room, featuring bi-folding doors, seamlessly connects indoor and outdoor living spaces, perfect for entertaining. The ground floor also includes a shower room, utility room, and integral double garage. Upstairs, a feature staircase with a glass balustrade leads to a walk in wardrobe that connects to the principal bedroom, which boasts a private balcony with far-reaching views, an outdoor kitchenette, and an en suite bathroom. Four additional well proportioned bedrooms, each with en suite facilities, complete the upper floor.

Outside, the home is accessed through electric gates leading to an expansive driveway, double garage, and beautifully landscaped gardens. The rear garden is a true oasis, featuring tiered lawns, a tarmac patio, a raised decked area for outdoor dining, and a timber-built storage space with a hot tub. The garden is enclosed by walls and fencing, providing privacy and stunning views over rural fields.

Situated in the sought after village of Tingley, this exceptional home offers easy access to local shops, schools, and scenic country walks. With its close proximity to the motorway network, it's ideal for those needing to travel further afield. This stunning property is perfect for a growing family, and an internal inspection is highly recommended to appreciate all it has to offer.









## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, spotlights to the ceiling, anthracite column radiator, stairs to the first floor landing with glass balustrade, an opening to the dining/sitting room and doors to the kitchen and office.

### OFFICE

UPVC double glazed window to the front elevation, spotlights to the ceiling and anthracite column radiator.

### DINING/SITTING ROOM

Two sets of bi-folding doors opening out to the rear garden creating an indoor-outdoor living area with central log burning stove, spotlights to the ceiling, three anthracite column radiators and a set of double doors to the living room. An opening to the kitchen/breakfast room, door to a further hallway and fitted alcove units.

### LIVING ROOM

UPVC double glazed window to the front elevation, spotlights to the ceiling and anthracite column radiator.

### KITCHEN/BREAKFAST ROOM

Range of modern wall and base units with corian work surface over incorporating stainless steel sink and drainer with mixer tap. Central island with matching corian work surface and base units. Five ring induction hob with extractor fan above, integrated fridge and freezer, integrated dishwasher, integrated wine cooler and larder cupboard. Integrated double oven with microwave and warming tray. UPVC double glazed box window to the front elevation, door leading to the entrance hall and an opening to the sitting/dining room. Spotlights to the ceiling and two anthracite column radiators.

### HALLWAY

Anthracite column radiator, spotlights to the ceiling and doors to the garage, shower room and utility room.

### SHOWER ROOM/W.C.

Modern three piece suite comprising low flush w.c., wash basin with storage unit and mixer tap and shower cubicle with overhead shower, shower head attachment and glass shower screen. UPVC double glazed frosted window to the rear elevation, anthracite column radiator with towel rail, spotlights to the ceiling and extractor fan.

### UTILITY ROOM

Range of modern wall and base units with laminate work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine and tumble dryer. Spotlights to the ceiling, extractor fan and composite stable door.

### INTEGRAL DOUBLE GARAGE

Electric roller door, power and light, wall and base units with laminate work surface over and the boiler is housed in here.

### FIRST FLOOR LANDING

Glass balustrade, anthracite column radiator, spotlights to the ceiling and doors providing access to the walk in wardrobe which in turn leads to the principal bedroom and four further bedrooms.

### WALK IN WARDROBE

Loft access, spotlights to the ceiling and full height fitted units.

### BEDROOM ONE

Spotlights to the ceiling, two anthracite column radiators with built in mirror, a set of sliding doors leading to the balcony and an opening to the dressing area.

### DRESSING AREA

Full height mirror fronted fitted wardrobes, built in dressing area/desk unit, UPVC double glazed window to the front elevation and door to the en suite bathroom.







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### EN SUITE BATHROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., wash basin with storage unit and mixer tap with LED mirror above and double panelled bath with jets, overhead shower attachment and glass shower screen. UPVC double glazed frosted window to the front elevation, spotlights to the ceiling, extractor fan, column radiator with built in towel rail, fully tiled walls and floor.

### BALCONY

Glass balustrade overlooking the rear garden, power and light, spotlights to the ceiling, outdoor kitchenette comprising modern base units with corian work surface over, a perfect outdoor dining and entertaining space overlooking rural field views.

### BEDROOM TWO

UPVC double glazed window to the front elevation, anthracite column radiator, spotlights to the ceiling, full height mirrored fitted wardrobes and door to the en suite bathroom.

### EN SUITE BATHROOM/W.C.

Three piece suite comprising low flush w.c., ceramic wash basin with storage unit and mixer tap and bath with mixer tap, overhead shower and glass shower screen. UPVC double glazed frosted window to the front, anthracite column radiator with built in towel rail and fully tiled walls and floor.

### BEDROOM THREE

Spotlights to the ceiling, anthracite column radiator, full height mirrored fitted wardrobes, UPVC double glazed window to the rear and door to the en suite bathroom.

### EN SUITE BATHROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., wash basin with storage unit with mixer tap and LED mirror above and panelled bath with mixer tap, overhead shower and glass shower screen. UPVC double glazed frosted window to the rear elevation, anthracite column radiator with built in towel rail and fully tiled walls and floor.

### BEDROOM FOUR

UPVC double glazed window to the rear elevation, spotlights to the ceiling, anthracite column radiator and door to the en suite bathroom.

### EN SUITE BATHROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., wash basin with storage unit, mixer tap and LED mirror above and panelled bath with mixer tap, overhead shower and glass shower screen. UPVC double glazed frosted window to the rear elevation, spotlights to the ceiling, extractor fan, anthracite column radiator with built in towel rail and fully tiled walls and floor.

### BEDROOM FIVE

UPVC double glazed window to the front elevation, anthracite column radiator, spotlights to the ceiling and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c., wash basin with storage unit, mixer tap and LED mirror and shower cubicle with overhead shower and glass shower screen. UPVC double glazed frosted window to the front elevation, spotlights to the ceiling, extractor fan, anthracite column radiator with built in towel rail and fully tiled walls.

### OUTSIDE

The property is accessed to the front via double electric gates opening onto an expansive tarmacadam driveway providing ample off road parking for several vehicles leading to the integral double garage. There is a tiered front garden with paved steps leading up a lawned garden with planted border incorporating mature trees and shrubs. To the rear is a tiered garden with a tarmacadam patio area with steps leading up to an attractive lawn with fruit trees and shrubs. There is a raised decked patio area, ideal for outdoor dining and entertaining, timber built storage with canopy and hot tub, the rear garden is surrounded by walls and timber fencing overlooking rural field views beyond.

### COUNCIL TAX BAND

The council tax band for this property is E.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

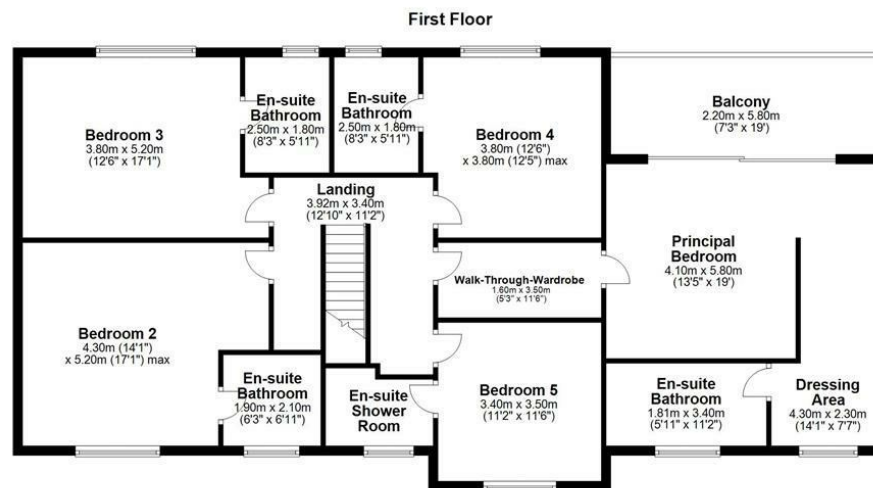
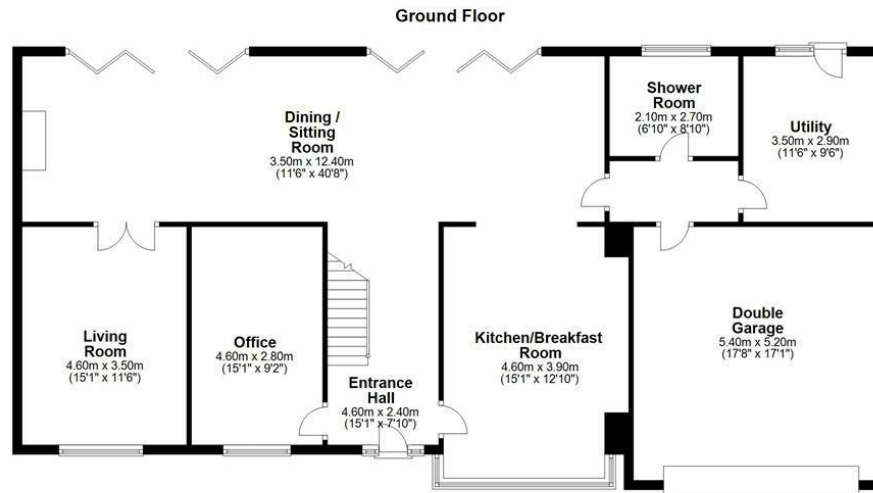
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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