



## 45 Field Lane, Wakefield, WF2 7RX

Nestled in the prestigious and highly sought-after Thornes area, this exquisite four-bedroom detached residence is a rare gem that exudes elegance and charm. From the moment you step inside, you'll be captivated by the grandeur of its ornate original features and seamlessly blending timeless character.

The heart of this home is its stunning indoor heated pool, a truly indulgent feature that sets this property apart. Step outside into a picturesque, meticulously landscaped garden, a private oasis designed for both tranquility and entertainment.

Beyond its impressive interiors, this home is perfectly positioned with access to an array of amenities, including the well renowned Thornes park, shops, restaurants and charming pubs. For those commuting, Wakefield city centre is a short walk and the M1 motorway is just a short drive away, offering seamless connectivity to Leeds, Barnsley Sheffield and beyond.

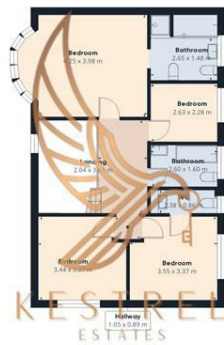
This exceptional residence is brimming with potential, waiting for you to create your dream home. Opportunities like this are few and far between—schedule a private viewing today and experience luxury living at its finest.

- Stunning Detached Home
- Driveway with Double Garage
- Landscaped Gardens
- Indoor Heated Pool
- Quiet Location
- Very Generous Size Plot
- Potential for Redevelopment
- EPC Rating E54

£600,000



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

288.63 m<sup>2</sup>

Reduced headroom

1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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