



£625,000

TENURE : FREEHOLD

Finkle Close, Woolley, WF4

Bedrooms : 6

Bathrooms : 3

Reception Rooms : 2

Impressive six-bedroom detached family residence

Extended by the current owners to create an exceptional family home

Highly sought-after and prestigious Woolley village location

Generous gated driveway with extensive off-road parking

Beautiful natural stone-built property

Detached garage with electric door

Movenowproperties.com LTD
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**MoveNow
Properties**

Website:

MoveNow Properties are proud to present this impressive six-bedroom detached family home, situated within the highly sought-after village of Woolley.

Extended by the current owners, this substantial property offers spacious and versatile accommodation arranged over two floors, including two reception rooms, an impressive kitchen/dining room, utility room, six bedrooms, two en-suites and a contemporary family bathroom. Set within a desirable cul-de-sac, the property combines generous living accommodation with a beautiful natural stone exterior, landscaped gardens, extensive gated parking and a detached garage. An exceptional family home that must be viewed to fully appreciate the space and quality on offer.

Entrance Hallway

Entering the property through the front entrance, you are welcomed into a spacious entrance hallway which immediately gives a sense of the generous proportions found throughout the home.

Finished with attractive tiled flooring, the hallway provides access to the principal ground-floor rooms, downstairs WC and staircase leading to the first floor.

Ground Floor WC

Conveniently positioned from the entrance hallway, the downstairs WC provides a useful facility for both residents and guests and continues the property's smart presentation with tiled flooring.

Living Room

Measurements: 18'1" x 11'6" (5.51m x 3.51m)

Situated towards the front of the property, the impressive living room provides a wonderful principal reception space.

The generous proportions allow for a variety of furniture arrangements, while the carpeted flooring creates a warm and comfortable environment. This is an ideal room for relaxing with the family or entertaining guests.

Dining Room

Measurements: 13'1" x 11'2" (3.99m x 3.40m)

The separate dining room provides a sophisticated additional reception space.

The room is generous enough to comfortably accommodate a large dining table, making it particularly well suited to formal meals and entertaining, whilst also offering the flexibility to be used as an additional sitting or family room if required.

Kitchen/Dining Room

Measurements: 20'1" x 10'1" (6.12m x 3.07m)

Located towards the rear of the property, overlooking the gardens, is the impressive kitchen/dining room which forms the real heart of this exceptional home.

The kitchen provides an excellent combination of practical preparation space and dining accommodation, creating a wonderful environment for everyday family life as well as larger-scale entertaining.

The generous proportions and attractive tiled flooring enhance the room, while the rear-facing position allows the kitchen and dining area to enjoy views towards the property's beautifully maintained outdoor space.

This is undoubtedly one of the property's standout rooms and perfectly reflects the scale and versatility of the accommodation.

Utility Room

Measurements: 13'8" x 5'0" (4.17m x 1.52m)

Located alongside the kitchen, the separate utility room provides valuable additional household space.

Ideal for laundry facilities, storage and everyday practical requirements, the utility helps maintain the impressive presentation of the main kitchen and dining area.

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First Floor

The first-floor landing provides access to all six bedrooms and the family bathroom, creating a substantial and well-organised sleeping accommodation area.

Bedroom One

Measurements: 19'9" x 15'9" (6.02m x 4.80m)

Positioned towards the front of the property, bedroom one is an exceptionally generous principal bedroom offering an impressive amount of space. The room comfortably accommodates substantial bedroom furniture while retaining a feeling of openness and comfort. Its front-facing position also provides a pleasant outlook over the surrounding gardens. The principal bedroom is further enhanced by a private en-suite, creating an excellent principal suite.

En-Suite

Measurements: 11'1" x 6'5" (3.38m x 1.96m)

The en-suite to bedroom one provides a private and convenient bathroom facility, finished with tiled flooring and designed to complement the high standard of accommodation throughout the property.

Bedroom Two

Measurements: 15'1" x 9'1" (4.60m x 2.77m)

Situated towards the rear of the property, bedroom two is another particularly generous bedroom. The room offers excellent proportions and flexibility, making it ideal as a second principal bedroom, guest bedroom or accommodation for an older family member. Bedroom two also benefits from its own private en-suite facilities.

En-Suite

A private en-suite serving bedroom two, providing additional convenience and making this room particularly well suited to guests or family members seeking their own private bathroom facilities.

Bedroom Three

Measurements: 11'1" x 8'9" (3.38m x 2.67m)

Positioned towards the rear of the property, bedroom three is a well-proportioned bedroom with carpeted flooring. Its versatile layout makes it suitable for a variety of uses depending on the requirements of the purchaser.

Bedroom Four

Measurements: 13'4" x 10'8" (4.06m x 3.25m)

Situated towards the front of the property, bedroom four is another excellent-sized bedroom offering generous proportions and plenty of space for bedroom furniture.

Bedroom Five

Measurements: 8'1" x 6'1" (2.46m x 1.85m)

Also positioned towards the front of the property, bedroom five provides a useful additional bedroom which could alternatively be utilised as a nursery, dressing room, study or hobby room.

Bedroom Six

Measurements: 9'4" x 7'0" (2.84m x 2.13m)

Located towards the rear of the property, bedroom six completes the impressive six-bedroom accommodation and provides another versatile room suitable for family, guests or home working.

Family Bathroom

The separate family bathroom is located centrally on the first floor and provides a contemporary four-piece suite, offering excellent facilities for the family and guests.

Outside

The external space is a particular highlight of this magnificent property.
Approached via impressive wrought-iron gates, the extensive driveway provides an exceptional amount of off-road parking and creates a wonderful sense of privacy upon arrival.
The natural stone frontage gives the property a timeless and prestigious appearance, complemented by beautifully established lawns, mature hedging, manicured borders and carefully maintained planting.

To the rear and side, the property continues to impress with private, landscaped gardens, providing plenty of space for outdoor entertaining, relaxing and enjoying the peaceful surroundings.
The combination of the impressive frontage, gated parking, mature gardens and substantial accommodation makes the outside space every bit as appealing as the interior.

Garage

Measurements: 17'4" x 10'1" (5.28m x 3.07m)

The garage benefits from an electric door, providing secure parking or valuable additional storage.

Location

Situated in the prestigious and highly sought-after village of Woolley, the property enjoys a peaceful semi-rural setting whilst remaining conveniently positioned for local amenities and major transport links.
The M1 motorway network is approximately 10-15 minutes away, providing excellent access towards Wakefield, Leeds, Sheffield and Barnsley.
A superb location for those seeking village living with excellent commuter connections.

A truly impressive six-bedroom family residence in one of Woolley's most desirable settings. Internal viewing is highly recommended to fully appreciate the exceptional accommodation, beautiful gardens and enviable position on offer.

EPC Rating: D
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band F
Property Type: Detached
Construction type Stone Built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: Off road.
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding - LOW
All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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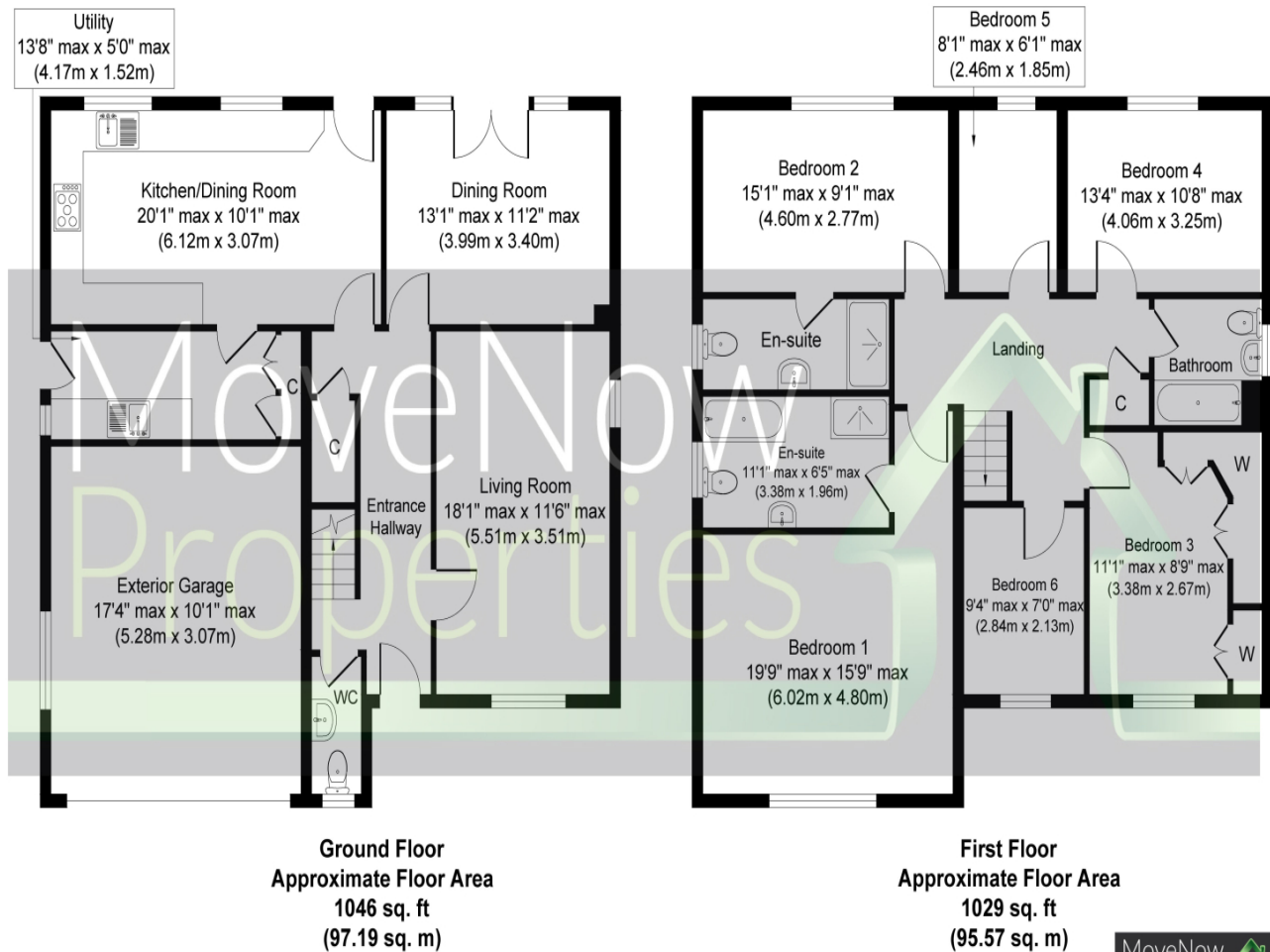




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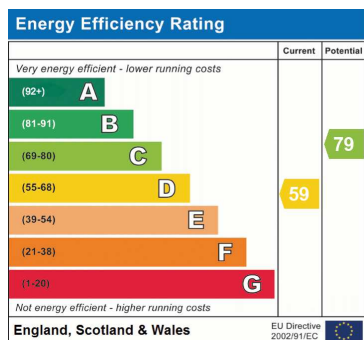


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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