



3 Bed  
House - Detached  
located in Charlston Common

50 Weeland Road  
Sharlston Common  
Wakefield  
WF4 1AA



## Offers over £300,000

Nestled on Weeland Road in the charming area of Sharlston Common, Wakefield, this delightful detached house offers a perfect blend of character and modern living. Built around 1930, the property boasts a generous living space of 1,094 square feet, making it an ideal family home.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, a vibrant playroom for the children or a home office / business use. The natural light that floods these rooms creates a warm and inviting atmosphere throughout.

The property features three comfortable bedrooms, each offering a peaceful retreat at the end of the day. These spaces are perfect for family members or guests, ensuring everyone has their own sanctuary. The bathroom is conveniently located to serve all bedrooms, providing practicality for daily routines.

The exterior of the house is equally appealing, with a charming façade that reflects its historical roots. The surrounding area is known for its friendly community and convenient access to local amenities, making it an excellent choice for families and professionals alike.

In summary, this detached house on Weeland Road presents a

### Entrance Hall

A welcoming entrance hall with neutral walls and warm carpeting provides access to the principal living spaces and stairs to the first floor. The space feels bright, aided by a window and a well-positioned ceiling light, while a large storage cupboard is discreetly integrated under the stairs.

### Living Room

12'2" x 12'2" plus bay

This lovely living room is filled with natural light from a large bay window overlooking the garden. It features a traditional fireplace as a focal point, with neutral walls and a richly patterned carpet that adds character and warmth. The layout offers plenty of space for comfortable seating and creates an inviting atmosphere for relaxation or entertaining.

### Sitting/Dining Room

12'2" x 10'11"

Adjoining the living room is the sitting/dining room, a versatile space ideal for both dining and relaxing. It benefits from a patio doors that fill the room with daylight and a feature fireplace which adds a cosy touch. The neutral décor and carpet create a warm and inviting environment.

### Kitchen

13'2" x 6'10"

The kitchen benefits from a practical layout with ample storage provided by wood-effect cabinets and contrasting work surfaces. A large window over the sink brings in natural light and offers views of the garden. The room includes space for appliances and a small breakfast table, creating a functional and welcoming space for cooking and casual dining.

### Office / Bedroom

12'2" x 9'0"

This flexible room, currently used as an office, offers a peaceful workspace with large fitted cupboards providing excellent storage. Two windows fill the space with natural light, and the neutral décor ensures it can easily adapt to serve as a bedroom if desired.

### Landing

The landing area on the first floor is bright and welcoming, featuring a window that invites daylight in and a practical layout that connects the bedrooms and bathroom.

### Bedroom One

12'2" x 12'2"

The primary double bedroom enjoys a bright and airy feel with views across the front garden. It is decorated in soft neutral tones and carpeted for comfort.

### Bedroom Two

12'2" x 10'11"

The second bedroom is a generous room with a large window overlooking the rear garden. Light walls and a soft carpet, creating a calm and restful atmosphere.



### Bedroom Three

8'6" x 5'10"

A smaller bedroom, ideal as a single room or nursery, is bright and cosy with a window overlooking the driveway. The room is simply decorated and carpeted, offering a comfortable and quiet space.

### Bathroom

8'8" x 6'10"

The family bathroom is fully tiled with a combination of warm beige tones and featuring a modern white suite. It includes a curved-edge bath with a rainfall showerhead and glass screen, a large vanity unit with storage beneath the basin, and a heated towel rail. A window provides natural light and ventilation.





### Rear Garden

The rear garden is a beautifully maintained outdoor space characterised by a lush lawn, mature planting, and a paved patio area ideal for outdoor dining or relaxing. A detached garage provides additional versatility, while the garden extends to reveal further flower beds and established trees, creating a private and tranquil setting.

### Garage

A detached garage provides secure parking and additional storage space. It is accessed via the side driveway and benefits from a modern up-and-over door and a side pedestrian door leading to the garden.



### Front Exterior

The exterior of this charming detached family home showcases a traditional brick facade with a prominent bay window that allows natural light to flood the interior. The property features a neat front garden bordered by mature shrubs and a long driveway leading to a detached garage, offering ample parking space and practical storage options.

### MISC

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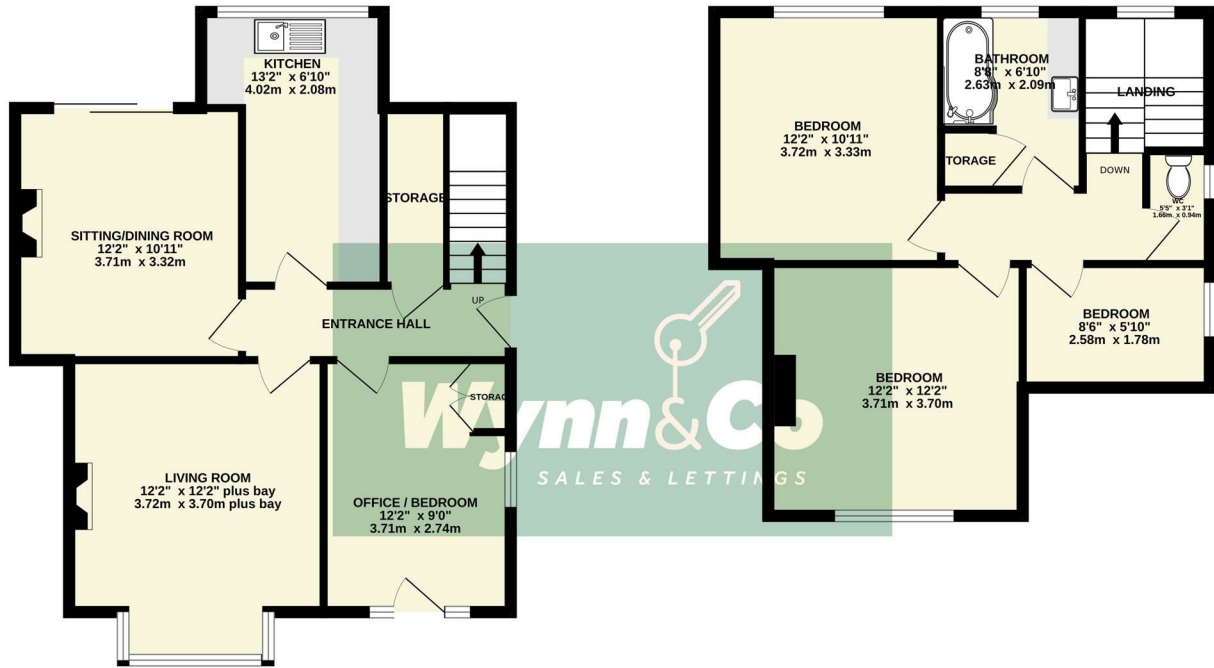


50 Weeland Road, Sharlston Common, Wakefield, WF4 1AA



GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.

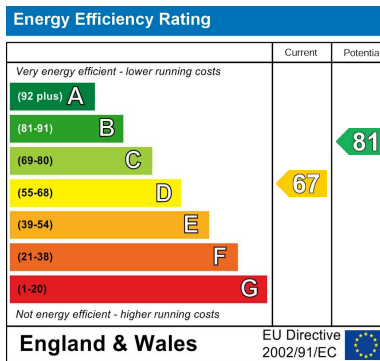
1ST FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



THREE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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DIRECTIONS

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