



4 Bed
House - Detached
located in

115 Ruby Street
Wakefield
WF1 2GA



Asking price £465,000

*** PART EXCHANGE CONSIDERED *** Welcome to this stunning extended detached house located on Ruby Street in the charming city of Wakefield. Built in 2023, this modern property offers a generous living space of 1,523 square feet, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The layout is designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in. The house boasts four well-proportioned bedrooms, ensuring that everyone has their own comfortable space, with the added option to use the separate ground floor room as a fifth bedroom.

With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The contemporary design and high-quality finishes throughout the property reflect modern living at its finest.

One of the standout features of this home is the parking provision, which accommodates numerous vehicles, a rare find in urban settings. This convenience adds to the overall appeal, making it easy for you and your guests to come and go without the hassle of street parking.

Situated in a desirable area of Wakefield, this property is close to local amenities, schools, and parks, making it perfect for families

Entrance Hall

This entrance hall welcomes you with its pristine white tiled floor and neutral walls, setting a fresh tone as you enter. To one side, a convenient downstairs cloakroom includes a WC and wash basin, thoughtfully designed for guests. The hall also provides access to a versatile dining room or sitting room that could alternatively serve as a fifth bedroom, offering flexible living options to suit your needs.

Family Kitchen/Diner

24'4" x 18'5" max

The spacious family kitchen and dining area is designed for modern living and entertaining. It features sleek cabinetry and a large central island with a breakfast bar, perfect for casual dining or socialising while cooking along with integrated appliances including oven and hob with extractor hood over, sink set to central island and dishwasher. Natural light floods through the French doors and skylights, creating a bright and airy atmosphere. The room benefits from glossy tiled floors and a cosy wood-burning stove in the adjoining sitting area, making this an inviting space all year round with direct access to the garden.

Dining Room / Sitting Room / Bedroom Five

13'3" x 10'0"

This dining room or sitting room, also suitable as a fifth bedroom, offers a neutral and calm backdrop with carpeted flooring and space for a sizeable dining table and chairs. Its front-facing window lets in natural light and overlooks the front garden, making it a comfortable and flexible living space.

Landing

The landing provides a bright and airy space at the top of the stairs, with light carpeted flooring and neutral walls. From here, you can access all four bedrooms, the family bathroom, and useful storage space, ensuring functional flow throughout the upper floor.

Bedroom 1

16'6" x 10'11" max

The master bedroom is a generous and restful retreat featuring neutral decor and soft carpet underfoot. It includes built-in wardrobes, ample space for a double bed, and an ensuite shower room with modern fixtures and tasteful tiling. The large window fills the room with natural light, creating a calm and inviting atmosphere.

Ensuite

The ensuite shower room attached to the master bedroom is fitted with a walk-in shower, WC and wash basin. It is finished with modern tiling and a heated towel rail, providing a private and practical bathing space.

Bedroom 2

11'11" x 9'1"

This bedroom is a cosy double room decorated in warm tones with fitted wardrobes, carpeted flooring and a window overlooking the rear garden. It comfortably fits a double bed and is ideal as a child's or guest room.

Bedroom 3

9'9" x 9'1"

A comfortable bedroom with neutral décor, carpet flooring and a window facing the front of the property.



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Bedroom 4

8'6" x 8'6"

This bedroom is another well-proportioned room with carpet flooring and neutral colours. It has a window overlooking the rear garden, making it bright and welcoming, suitable for use as a guest or child's bedroom.

Bathroom

8'6" x 6'3"

The family bathroom is tiled with modern fixtures including a bath with overhead shower, a WC and a wash basin. A patterned tiled floor adds character, while a window allows natural light to brighten the space.



Rear Garden

The rear garden is a welcoming outdoor space featuring a paved patio area leading from the house, with an adjacent area laid to neat artificial turf. It is enclosed by wooden fencing, offering privacy, and provides a safe and easy maintenance environment perfect for relaxing or entertaining.



Front Exterior

The exterior of this detached family home is constructed in warm brick with a pitched slate roof and includes an integral garage. The driveway provides off-road parking for multiple vehicles, with an corner pebbled area, creating an inviting frontage.

Possible Part Exchange Considered

Please note the vendor of this property may look at taking your property in part exchange - please enquire for further information.

MISC

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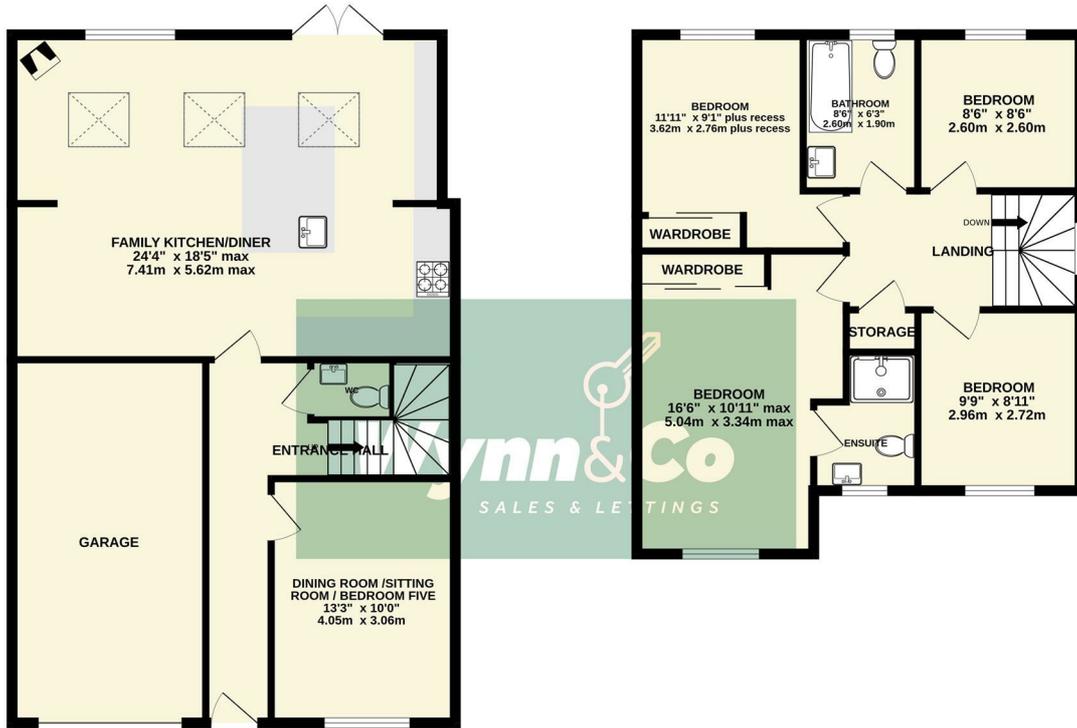


115 Ruby Street, Wakefield, WF1 2GA



GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

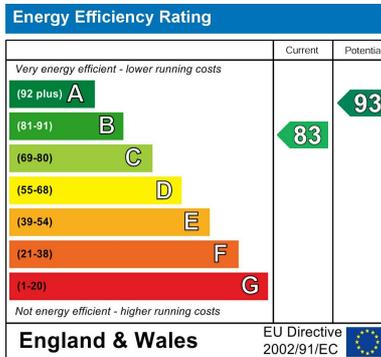
1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1523 sq.ft. (141.5 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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