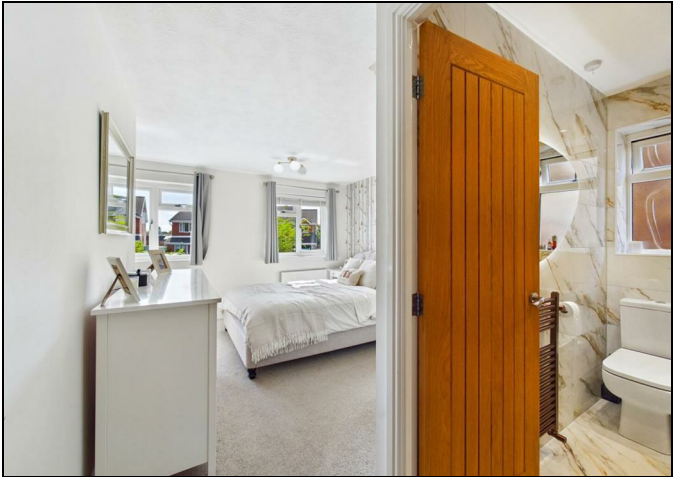


... Your proactive estate agent



The Beeches, Sharlston Common, Wakefield, WF4 1ES
Offers Over £350,000

Park Row



Lead In

Nestled within an exclusive cul-de-sac of just a select few executive homes, this exceptional four-bedroom detached property offers spacious, contemporary living extending to approximately 1,525 sq. ft. Beautifully presented throughout, the home has been thoughtfully extended and finished to an impeccable standard, making it the ideal choice for modern family living.

The heart of the home is the impressive open-plan living, dining and kitchen area to the rear, creating the perfect space for entertaining and everyday family life. Complementing this is a separate lounge, a dedicated home office, a convenient downstairs WC and an integral garage.

To the first floor are four generously sized bedrooms, including an impressive principal suite complete with its own en-suite bathroom, alongside a stylish family bathroom.

Occupying a desirable corner plot, the property boasts an exceptionally large landscaped rear garden, a rarity for homes of this style. Beautifully designed with generous lawned areas, decking and patio seating areas, the garden provides the perfect setting for relaxing, entertaining and family enjoyment. To the front, the property benefits from attractive gardens and a spacious double driveway providing ample off-road parking.

Homes of this size and calibre in such a sought-after location rarely become available. Ideally positioned close to excellent motorway links, train stations and transport connections to Wakefield, Featherstone, Leeds and beyond, the property is also within easy reach of highly regarded schools and a wealth of local amenities, making it perfectly suited to growing families.

This outstanding home is certain to attract significant

interest. Early viewing is highly recommended to fully appreciate the generous accommodation, superb plot and immaculate presentation on offer.

Entrance Hall

5.24 x 1.74 (17'2" x 5'9")

Access to the office, WC, kitchen, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Office

3.97 x 2.31 (13' x 7'7")

Built in storage cupboards. Wood effect flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.



WC

1.04 x 1.44 (3'5" x 4'9")

WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.



Kitchen

3.54 x 3.21 (11'7" x 10'6")

A modern range of high and low level kitchen units in shaker style with integrated appliances including dishwasher, extractor fan and oven with hob. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Wood effect flooring.



Dining Room / Living Area

5.69 x 3.53 (18'8" x 11'7")

UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiators. UPVC double glazed skylight windows to the ceiling.



Living Room

5.23 x 3.72 (17'2" x 12'2")

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Garage

5.00 x 2.74 (16'5" x 8'12")

Up and over garage door.



Landing

1.57 x 2.97 (5'2" x 9'9")

Access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One

3.78 x 3.27 (12'5" x 10'9")

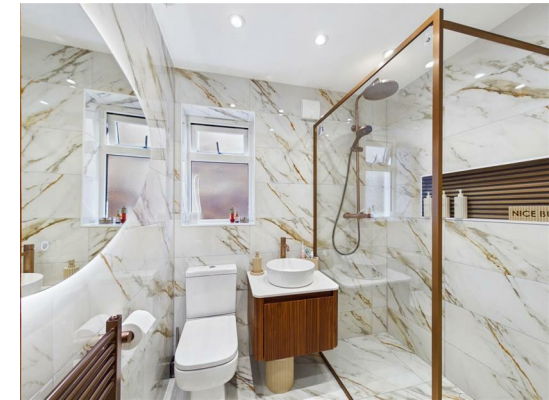
Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.



En Suite

2.00 x 1.68 (6'7" x 5'6")

White suite comprising of walk in shower with mains feed shower. WC with low level flush. Wash hand basin with mixer tap. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.



Bedroom Two

2.95 x 3.11 (9'8" x 10'2")

Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Three

2.55 x 3.34 (8'4" x 10'11")

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Park Row



Bedroom Four

2.83 x 2.78 (9'3" x 9'1")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bathroom

2.01 x 1.70 (6'7" x 5'7")

White suite comprising of WC with low level flush. Wash

hand basin with chrome taps. Panel bath with shower screen, chrome taps and mains feed shower. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side elevation.



External

The property is set back from the road behind a generous tarmac driveway providing ample off-road parking and access to the integral garage. A neatly maintained front lawn is complemented by mature trees and established planting, creating an attractive approach, while gated side access leads through to the rear garden.

The enclosed rear garden has been thoughtfully landscaped for low-maintenance family living, featuring an extensive composite decked seating area ideal for outdoor entertaining, complemented by a generous artificial lawn. A versatile detached garden room offers excellent potential as a home office, gym or hobby space. The garden enjoys a high degree of privacy and is fully enclosed with timber fencing.



HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

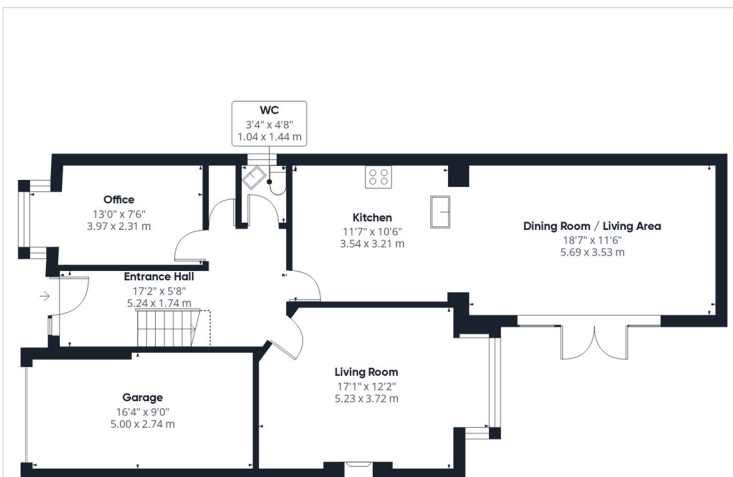
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

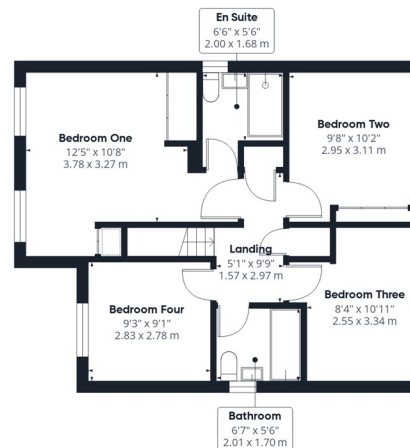
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1637 ft²

152.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

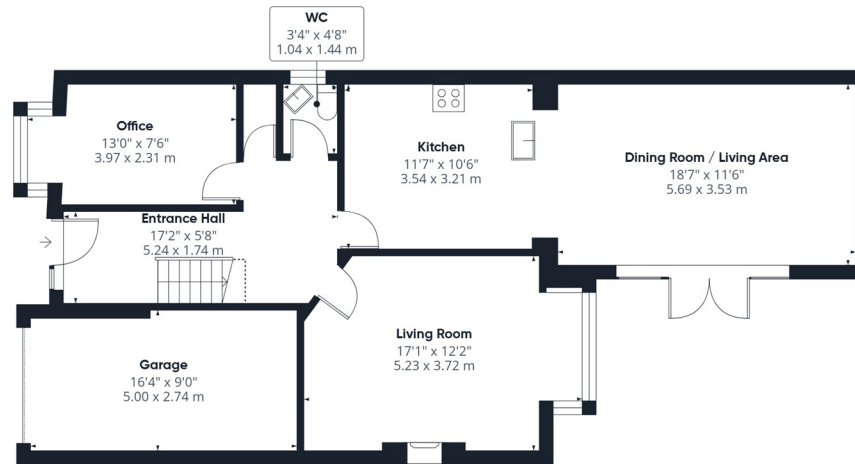
T 01977 791133

W www.parkrow.co.uk

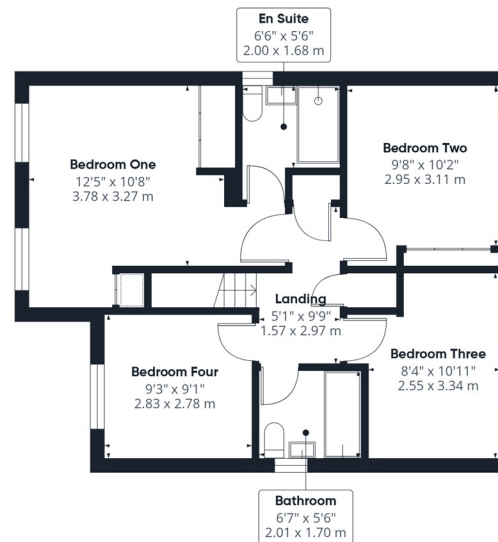
30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1525 ft²

141.7 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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