



4 Tippler Drive, Stanley, Wakefield, WF3 4FW

We are delighted to bring to market this beautifully extended four-bedroom detached home, ideally situated on a sought-after new-build development in Wakefield.

Designed with modern family living in mind, the ground floor has been thoughtfully extended to create an impressive open-plan kitchen, dining, and living space – the true heart of the home and perfect for both everyday life and entertaining. Additional features include a separate lounge for relaxing evenings, a versatile snug or playroom, and a practical utility room.

Upstairs, you'll find four generously sized bedrooms, two of which benefit from stylish en-suite bathrooms. The spacious master bedroom also boasts a dedicated dressing area, while a contemporary family bathroom serves the remaining rooms.

Outside, the split-level rear garden is both expansive and beautifully landscaped, offering an ideal outdoor living space alongside plenty of room for children to play. Completing the property is a single detached garage equipped with an electric car charging point.

- Beautifully extended four-bedroom detached family home
- Spacious open-plan kitchen, dining, and living area – ideal for modern family life
- Versatile snug/playroom perfect for children or home working
- Four generous bedrooms, two with en-suite bathrooms
- Master bedroom featuring a dressing area
- Large, landscaped split-level rear garden offering outdoor living and play space
- Single detached garage with electric car charging point
- Easy access to transport links and the M1/M62 motorway network

£460,000



Approximate total area⁽¹⁾
78.4 m²

(1) Excluding balconies and terraces

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

ORRAFFE 360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	