



*Three*  
GILL SIKE  
AVENUE

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WAKEFIELD



Step beyond the entrance gates and discover a home that truly stands apart. This beautifully reimagined 1930's detached property has been transformed from top to bottom, blending timeless character with contemporary luxury. Every finish, fixture and space has been thoughtfully redesigned to create a forever family home of exceptional quality and cohesive style. Immaculately presented, this home boasts five double bedrooms and vast open-living spaces with generous proportions and an expansive private garden at the rear, there's certainly more than meets the eye here. Situated on the outskirts of Wakefield along Horbury Road, you'll enjoy all the conveniences of nearby city life, yet enjoy a peaceful plot tucked in the corner of the cul-de-sac.



# STRIKING FIRST IMPRESSIONS



An expansive circular driveway offers a statement entrance and ample covered off-street parking as you arrive at the property. Step inside to find an equally dramatic reception hallway featuring an open turned staircase, flooded with natural light thanks to the double height ceiling and front aspect windows. While the space is kept intentionally minimal with soft carpet underfoot, there is potential for busy families to add excellent storage solutions if they wish. Follow the natural flow straight through to the heart of the home – an open-plan family kitchen with clear zones for cooking, dining and relaxing, accumulating into a wonderfully social space.



# THE HEART OF THE FAMILY HOME

Once a slim and segregated gallery kitchen, the space has now been opened up and is bursting with personality. Two tone blue and neutral shakerstyle cabinetry are paired with fresh Quartz worktops that continue seamlessly up the wall to form the splashback behind the traditional Cookmaster range oven. Dark wood effect flooring flows seamlessly throughout, with space for a large dining table as the central focal point and leading through to the sitting area boasting panoramic views and access to the garden. It's worth noting that the large windows were replaced and installed in 2021, along with the rest of the house. Hosting will be a dream here, where friends and family can relax and unwind. Space for laundry appliances, a large 'American style' fridge and further pantry storage can be found in the utility room next door, with further side and rear external access.



# ROOM FOR ALL SEASONS

The vast 24foot lounge is the largest reception space on the ground floor and offers a bright, dualaspect layout of epic proportions – perfect for oversized furniture. Featuring sliding patio doors to the Indian stone patio, this is perfect for extending the living area outdoors in the summer months. As the nights draw in, a cosy log burning stove set upon a Yorkshire stone corner hearth brings warmth and atmosphere to the room.



# FLEXIBLE DOWNSTAIRS LIVING



Completing the downstairs, you'll find a front aspect double bedroom with fitted wardrobes and a convenient modern shower room adjacent. This space offers a perfect opportunity for a private guest suite or multi-generational living.





## BRIGHT & GENEROUS BEDROOMS

The first bedroom on your left as you move upstairs is the grand master bedroom – a generous space with three windows to ensure plenty of natural light. Luxurious neutral carpets continue throughout all the bedroom spaces, bringing a sense of cohesion to the design aesthetics. In the en-suite, you'll find the same dark wood effect flooring as downstairs, complete with a traditional style W/C and wash basin, plus a large corner shower enclosure featuring mosaic tiling.



# TIMELESS DESIGN WITH LUXURY FEATURES

Three further double bedrooms complete the accommodation in great style, each offered as a fresh blank canvas ready for personal touches and comfortable family living. One of the bedrooms, featuring mirrored fitted wardrobes, is currently styled as a spacious home office. However, all three rooms are generously proportioned and beautifully versatile, easily adapting to suit family life, guests or dedicated workspace needs. The renovations were completed together in order to keep the design consistent, the family bathroom features the same hallmarks including the white goods and mosaic feature tiles wrapping the freestanding roll-top bath and enclosed corner shower area. The four-piece suite also includes traditional chrome hardware and a heated towel rail.





# STUNNING OUTDOOR SPACES

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You'll have already spotted a glimpse of the immaculate Indian stone patio from the ground floor living spaces, but once you're outside you can fully appreciate the scope of this deceptively huge plot. Steps from the patio, with ample room for seating, dining or even a hot tub, lead down to a vast turfed lawn framed by mature trees and hedges for complete privacy. The central rockery adds a striking focal point to the garden, while the expansive lawn provides plenty of room for children to play safely within your private, secure boundaries. With direct access from the large openplan social spaces, this is a true summerready home – perfect for entertaining your family and friends.



## AREA TO EXPLORE

Located just a short distance from the heart of the city, Thornes is a highly sought-after residential area that perfectly balances convenience with green surroundings. With the centre of Wakefield only a pleasant 20-minute walk away, residents can easily enjoy everything the city has to offer while returning home to a quieter, more relaxed setting. For families, Thornes is particularly appealing thanks to its proximity to well-regarded schools. Silcoates School is just a few minutes' drive away, while the Queen Elizabeth Grammar School provides another excellent option for secondary education. Commuters are equally well catered for, thanks to two nearby railway stations. Wakefield Westgate and Kirkgate are just a short drive away, offering regular services into Leeds as well as direct connections to London in under two hours. Road links to the M1 are also excellent, making travel across West Yorkshire and beyond both quick and convenient. Back in the city centre, there's plenty to enjoy – from a cinema and bowling complex to a wide selection of bars and restaurants – as well as vibrant highstreet shopping at the popular Trinity Walk. Culture lovers are well served too, with the awardwinning Hepworth gallery showcasing contemporary art, alongside Wakefield Exchange hosting seasonal entertainment and live events. Family days out nearby include the Yorkshire Sculpture Park and Cannon Hall, plus Thornes Park and Newmillerdam are great options for a nature stroll, surrounded by highly rated bistro pubs for a hearty Sunday roast.



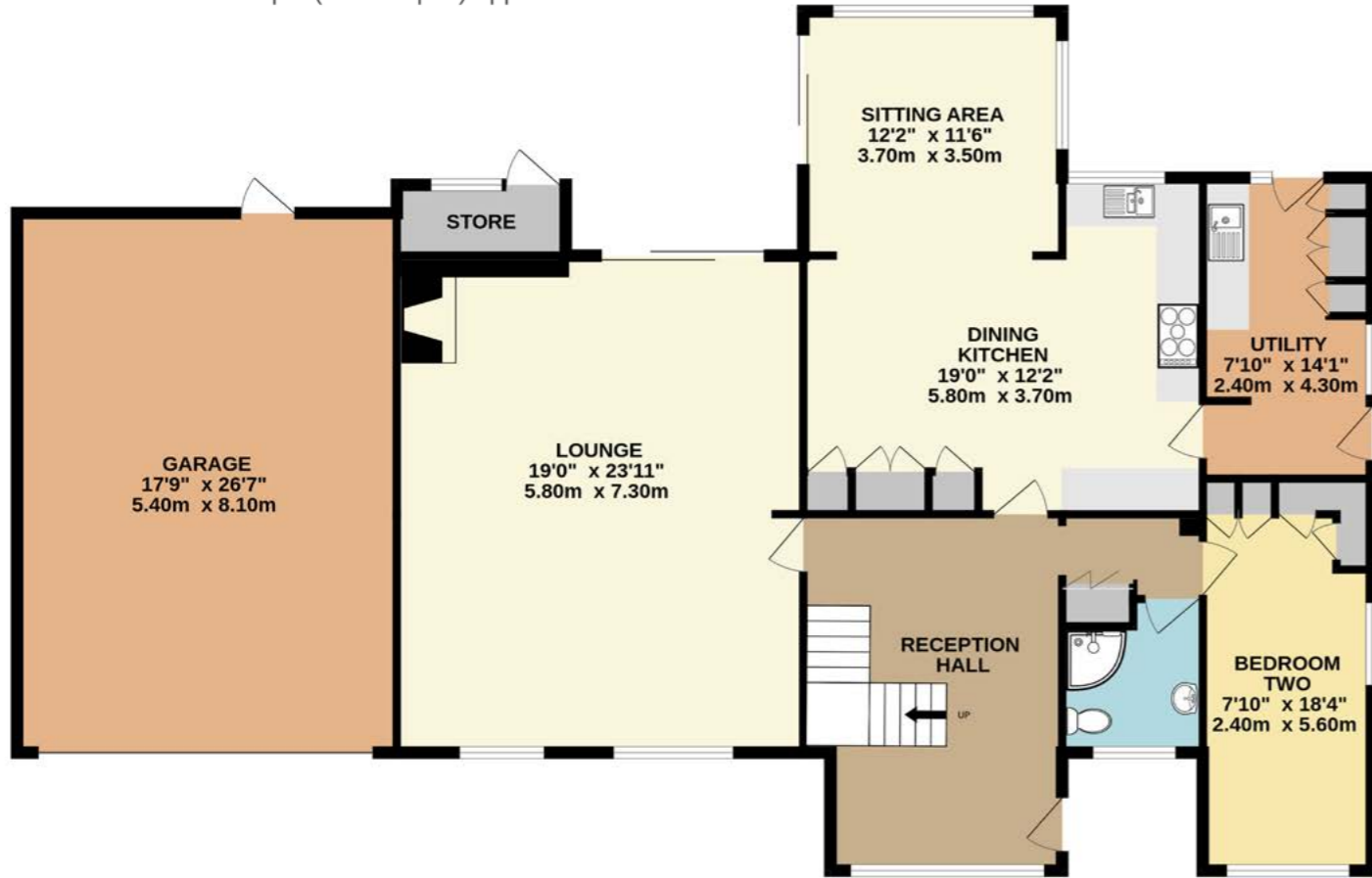
# KEY FEATURES

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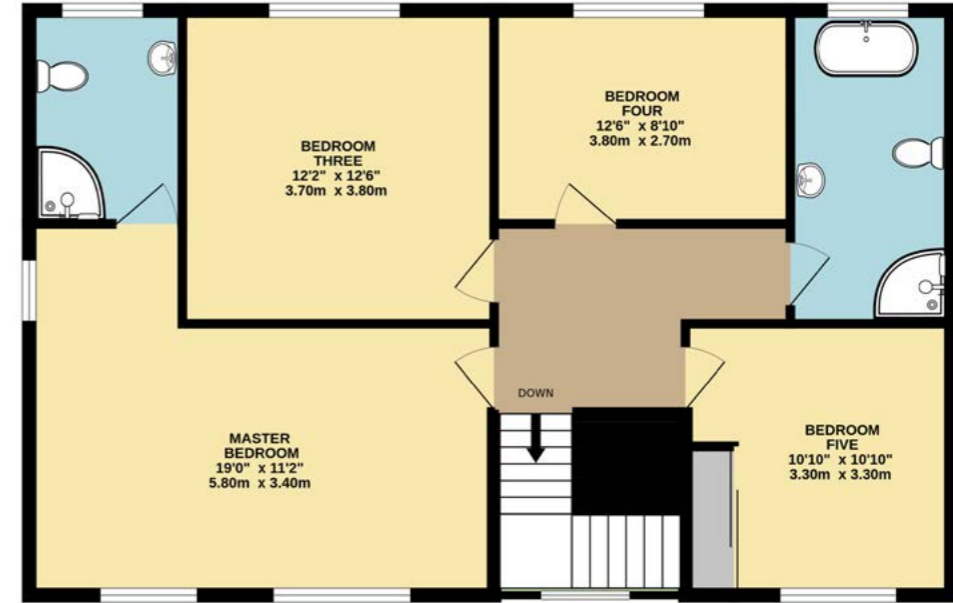
- Five Bedroom 1930's Detached Blending Period Charm with Contemporary Design
- Striking Double Height Reception Hallway with Feature Turned Staircase
- Contemporary Open-Plan Kitchen, Dining and Living Space Ideal for Entertaining
- Separate Utility Room with Pantry Storage and External Access for Added Practicality
- Generous Dual Aspect Lounge with Log Burning Stove and Sliding Doors to Garden
- Versatile Ground Floor Double Bedroom with Adjacent Shower Room Ideal for Guest or Multi-Generational Living
- Elegant Master Bedroom with Modern En-Suite Shower Room
- Landscaped Rear Garden with Extensive Lawn, Mature Borders and Spacious Entertaining Terrace
- Gated Entrance with Expansive Circular Driveway Providing Multiple Off-Street Parking
- Peacefully Positioned Corner Plot Offering Privacy While Remaining Close to City Amenities
- Freehold Property and Council Tax Band E



GROUND FLOOR  
1819 sq.ft. (169.0 sq.m.) approx.



1ST FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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AVENUE

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