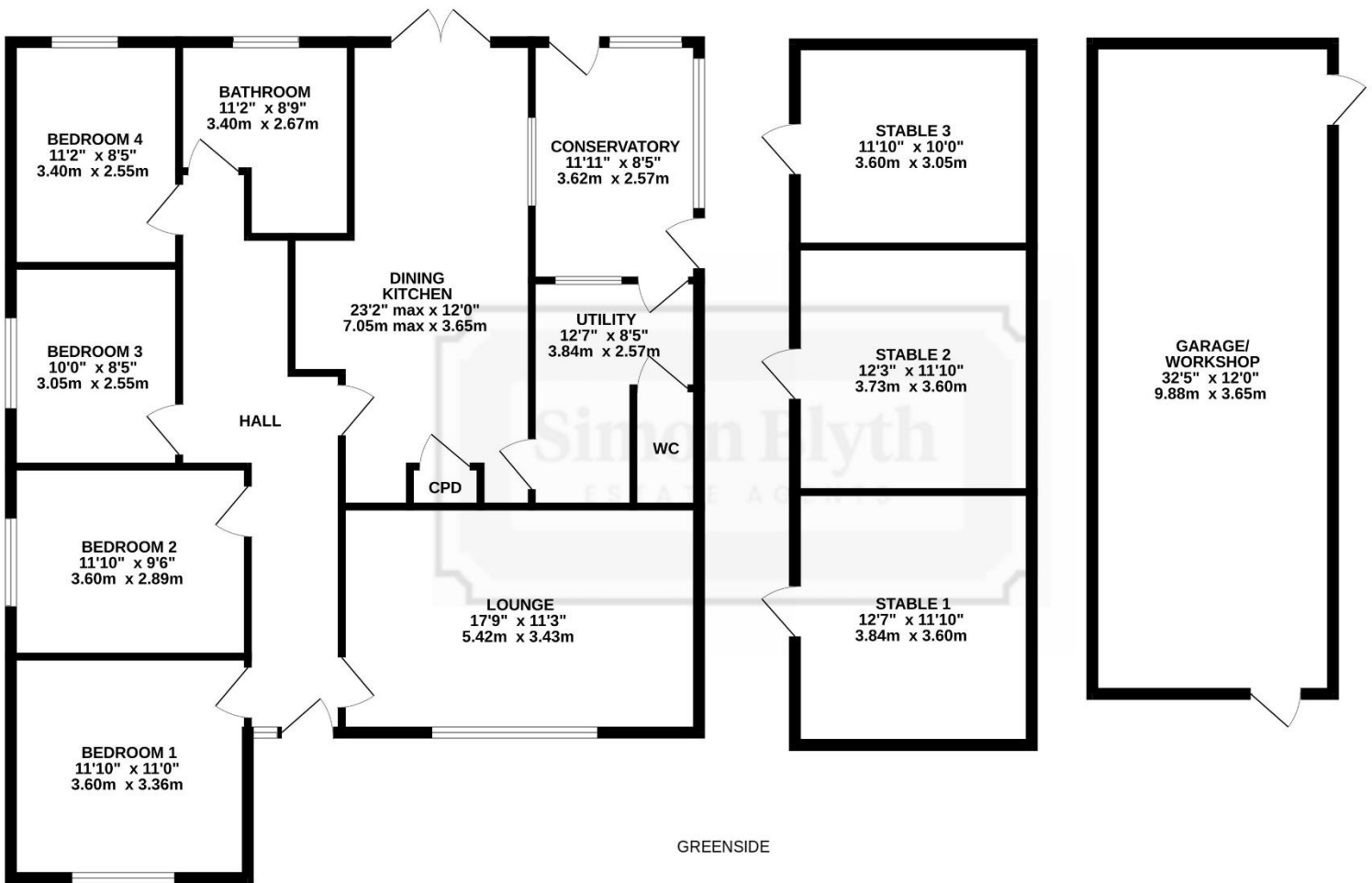




WESTWARD, GREENSIDE, HAVERCROFT, WAKEFIELD, WF4 2BG



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PROPERTY DESCRIPTION

A Rare Opportunity to Acquire a Spacious Detached Bungalow with Extensive Outbuildings, Workshop and Stunning Countryside Views

Occupying a generous plot in the sought-after semi-rural village of Havercroft, Westward is a deceptively spacious four-bedroom detached bungalow offering versatile single-storey living, extensive parking, useful outbuildings and beautiful open countryside views.

This well-maintained home provides spacious and adaptable accommodation throughout, featuring a welcoming entrance hall, a comfortable lounge with feature fireplace, a superb dining kitchen ideal for family life and entertaining, separate utility room, W.C., and a delightful conservatory enjoying views over the gardens and surrounding landscape.

The property offers four well-proportioned bedrooms, providing flexibility for family living, home working or hobby space, together with a well-appointed four-piece family bathroom.

Externally, the property truly excels. Accessed via wooden double gates, the extensive frontage provides ample off-road parking alongside attractive lawned gardens. To the side of the property are three substantial former stable buildings together with a detached brick-built garage/workshop, all benefiting from power and useful utility connections, offering excellent potential for storage, hobbies, workshops or a variety of other uses, subject to any necessary consents. To the rear, the property benefits from enclosed lawned gardens, a patio seating area and a useful outbuilding with power connected. The garden enjoys an open outlook to the side and offers a pleasant outdoor space.

Offering a unique combination of spacious accommodation, versatile outbuildings and a desirable semi-rural location, Westward presents an exceptional opportunity for families, downsizers, hobbyists or those seeking additional workspace and storage facilities.

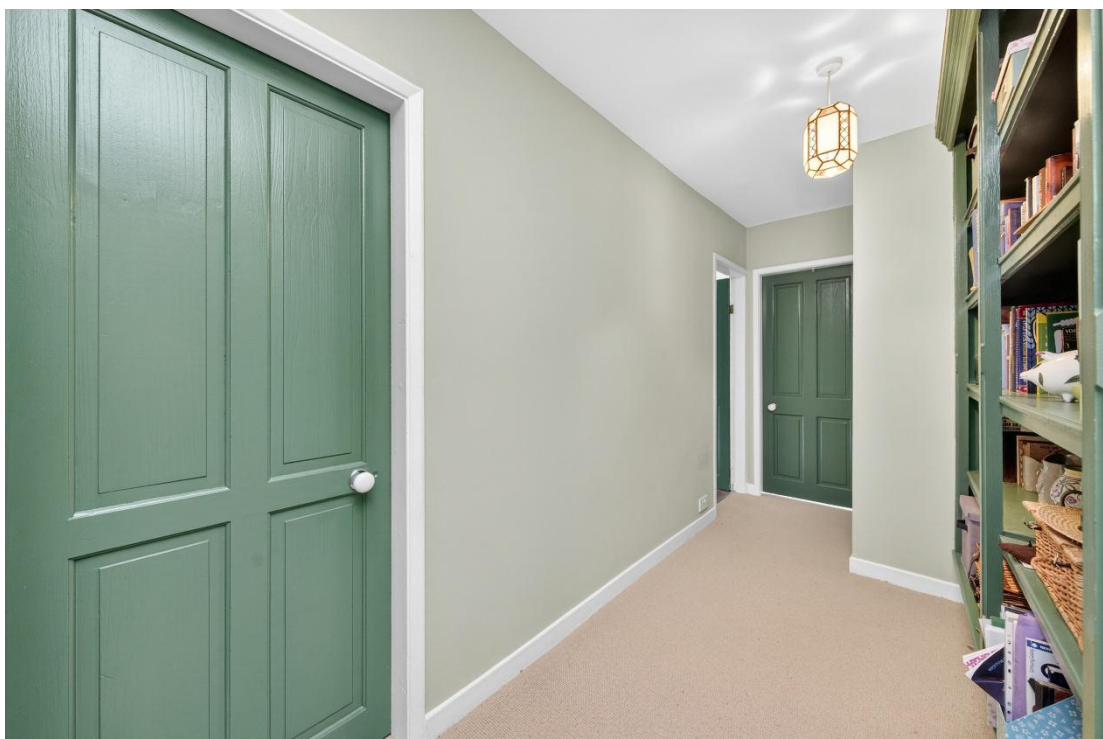
Early viewing is highly recommended to fully appreciate the accommodation, grounds and versatility on offer.

Offers Around £490,000

GROUND FLOOR

ENTRANCE HALL

A bright and well-presented entrance hall with natural light from the glazed uPVC front door and side panel, creating a welcoming first impression. The hall features neutral décor, two ceiling light fittings, loft access, a built-in bookshelf and a central heating radiator. Offering ample space and useful storage, the hallway provides access to the principal accommodation, with doors leading to the following rooms.



LOUNGE

Measurements - 17'9" x 11'3" (5.42m x 3.43m)

The lounge is a well-proportioned reception room; the focal point of the room is a gas coal-effect fireplace set on a stone hearth. Additional features include decorative coving, a central ceiling light fitting, wall light, central heating radiator, and a uPVC double glazed window to the front elevation.



DINING KITCHEN

Measurements - 23'2" max x 12'0" (7.05m x 3.65m)

The dining kitchen is fitted with a range of wall and base units with shaker style cupboard fronts with metal handles with a marble effect laminate work surface over and tiled splash back. There is a range style cooker, integrated dishwasher and space for additional appliances. The kitchen features a one and a half bowl basin sink with chrome mixer tap over, two sets of ceiling lights. There is a useful storage cupboard, UPVC patio doors out to the rear of the property as well as double glazed windows looking into the conservatory.

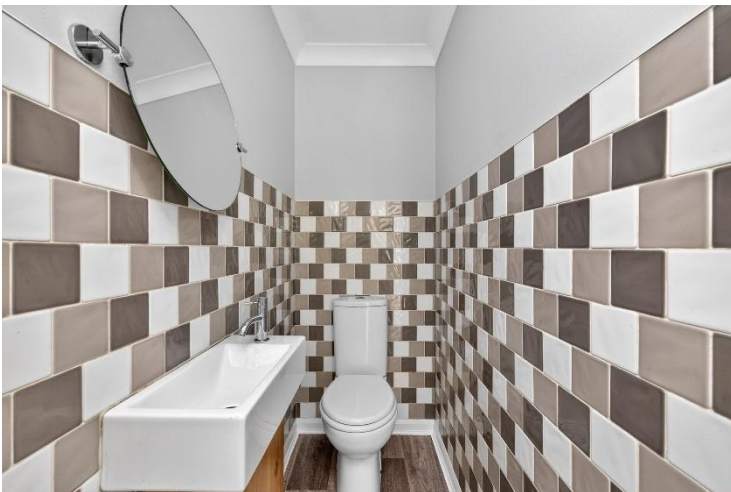




UTILITY ROOM

Measurements - 12'7" x 8'5" (3.84m x 2.57m)

The utility is a useful extension to the kitchen with a range of wall and base units with shaker style cupboard fronts and with a wooden work surface over. There is a Belfast style sink with chrome mixer tap over and plumbing for a washing machine and space for further appliances. The utility features a ceiling light point, a central heating radiator a door to a separate W.C and double-glazed stable style door with matching window to the side leads through to the conservatory.



WC

The W.C. features a white two-piece suite with a low level, push button flush W.C. and a wash hand basin with a stainless-steel mixer tap over. The room is partially tiled with a ceiling light point.

CONSERVATORY

Measurements - 11'11" x 8'5" (3.62m x 2.57m)

The conservatory is a useful addition to the home, overlooking the rear garden and enjoying open countryside views to the side. The room features ceiling light points and doors providing access to both the rear and side of the property. The conservatory is presented in its current condition and offers scope for improvement if desired.

BEDROOM ONE

Measurements - 11'10" x 11'0" (3.60m x 3.36m)

Bedroom One is a bright and well-proportioned double bedroom with built-in wardrobes, a central heating radiator and a double-glazed window to the front elevation, allowing for plenty of natural light.



BEDROOM TWO

Measurements - 11'10" x 9'6" (3.60m x 2.89m)

Bedroom Two is a double bedroom featuring a central ceiling light fitting, central heating radiator and a double-glazed window to the side elevation, providing natural light and an outlook over the side of the property.



BEDROOM THREE

Measurements - 10'0" x 8'5" (3.05m x 2.57m)

Bedroom Three is currently used as a hobby room/office, although it offers a generous third bedroom. The room benefits from a central ceiling light fitting, central heating radiator and double-glazed windows to the side elevation.

BEDROOM FOUR

Measurements - 11'2" x 8'5" (3.40m x 2.55m)

Bedroom Four is currently used as a snug, demonstrating the versatility of the accommodation, although it could equally serve as a generously sized fourth bedroom. The room benefits from a central ceiling light fitting, central heating radiator and a double-glazed window to the rear elevation.



HOUSE BATHROOM

Measurements - 11'2" x 8'9" (3.40m x 2.67m)

The house bathroom is fitted with a white four-piece suite comprising a low-level WC with push-button flush, pedestal wash hand basin with chrome mixer tap, corner bath with mixer tap and handheld shower attachment, and a separate shower cubicle with mains-fed shower. Additional features include a ceiling light fitting, chrome ladder-style heated towel radiator and a double-glazed window to the rear elevation. The walls are partially tiled.



OUTSIDE

Garage/Workshop measurements - 32'5" x 12'0" (9.88m x 3.65m)

Outbuildings/Existing Stables -

1 - 12'7" x 11'10" (3.84m x 3.60m)

2 - 12'3" x 11'10" (3.73m x 3.60m)

3 - 11'10" x 10'0" (3.60m x 3.05m)

FRONT EXTERNAL

Externally, the property benefits from ample off-road parking to the front, together with a lawned garden bordered by mature trees and shrubs, providing a good degree of privacy. Access to the property is gained through wooden double gates, as shown in the photographs, which open to stone-chipped parking to the front and side of the property.

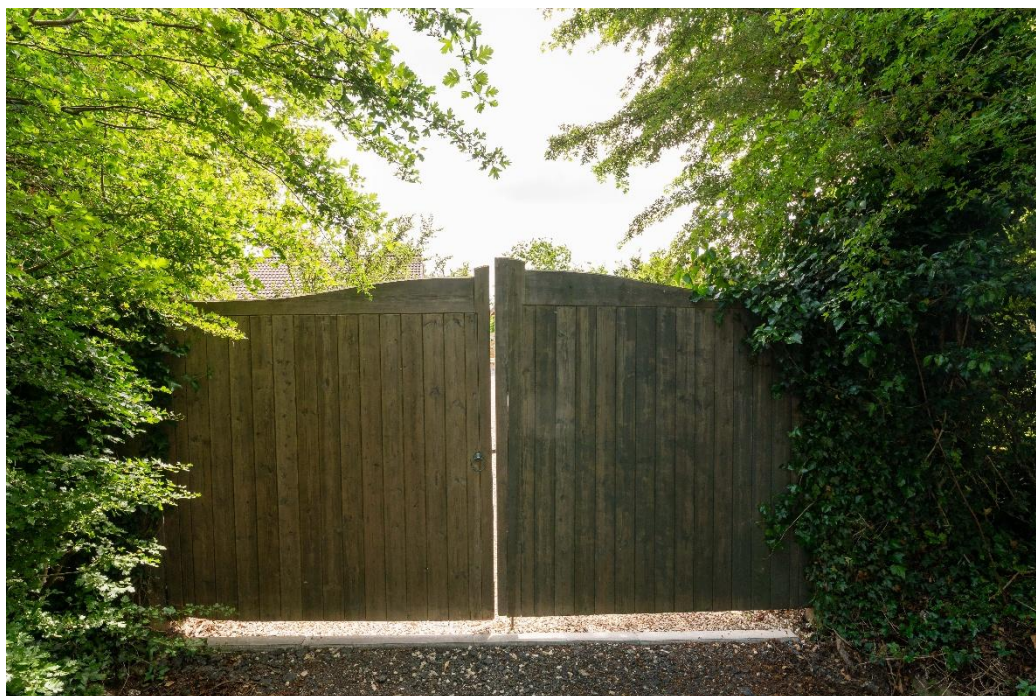
SIDE EXTERNAL

Positioned to the side of the property are three stables and a detached brick-built garage/workshop. The workshop benefits from power and lighting while the stables are equipped with power, water and drainage.

REAR EXTERNAL

To the rear, there is a patio seating area, small pond and further lawned gardens, all enclosed by mature trees and shrubs, creating an attractive outdoor space. The rear garden also benefits from a useful outbuilding with power connected, currently utilised for garden storage.

















ADDITIONAL INFORMATION

UTILITY SERVICES

Gas central heating
Mains sewage and drainage
Mains water supply
Mains electricity

EPC rating - D
Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Details printed 09/06/2026

PROPERTY VIEWING NOTES



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