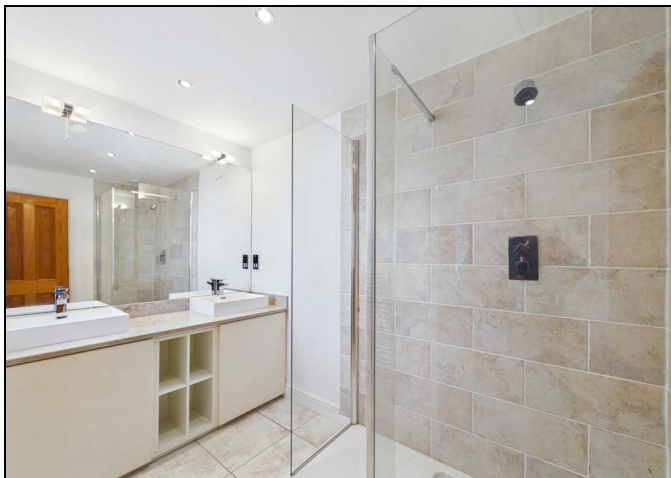


...Your proactive estate agent



Meadowfield Rise, Stanley, Wakefield, WF3 4DB
Offers Over £600,000





Lead In

An exceptional four-bedroom detached family home, individually commissioned by the current owner and finished to an outstanding specification throughout. Offering an abundance of space, style and privacy, this impressive property showcases high-quality fixtures and fittings, complemented by bespoke carpentry, solid oak flooring and internal doors, creating a warm and sophisticated finish.

The thoughtfully designed accommodation comprises four generously sized bedrooms, including a beautifully appointed principal bedroom with en-suite facilities, together with spacious and versatile living areas perfectly suited to modern family living. Further benefits include double glazing, gas central heating and a fitted security system for added comfort and peace of mind.

Externally, the property continues to impress with extensive off-street parking, a detached garage offering excellent storage solutions, and a substantial rear lawned garden ideal for both entertaining and family enjoyment. Occupying a secluded position at the foot of a quiet residential cul-de-sac, the home is accessed via a shared private driveway serving only one neighbouring property.

Presented to the market with no onward chain, the property has recently undergone redecoration throughout and is offered in immaculate walk-in condition, having been maintained and upgraded to an exceptional standard.

Rarely do homes of this calibre become available, offering a unique opportunity to acquire a bespoke family residence within a peaceful and highly private setting. Early viewing is strongly advised.

Entry

1.89 x 0.78 (6'2" x 2'7")

UPVC double glazed front entrance door with a side glazed panel allowing light into the entrance, with tiling to the floor and a door that leads into the main hallway. Alarm panel.

Hallway

1.96 x 3.82 (6'5" x 12'6")

With access to all ground floor rooms including the study, cloakroom, WC, dining room, lounge and kitchen. There is an intercom entry system. All internal doors are solid oak. Engineered wood flooring. Gas central heated radiator.

Dining Room

4.26 x 3.69 (13'12" x 12'1")

UPVC double glazed bay window to the front elevation a central heated radiator below. Engineered wood flooring. Double doors open back into the entrance hall.

WC

1.77 x 1.30 (5'10" x 4'3")

With a low level flush w/c, sink with a chrome mixer tap, extractor fan to the ceiling, engineered wood flooring and a gas central heated radiator.

Utility Room

2.34 x 1.50 (7'8" x 4'11")

There is a wall mounted Combi boiler, plumbing for washing machine and dryer. Kitchen cabinet tray to wall and base level levels and an integrated stainless steel sink drainer and chrome mixer tap. There are spotlights to the ceiling. A stable door which is located at the side elevation giving access to the side garden.

Kitchen Diner

6.29 x 3.41 (20'8" x 11'2")

The kitchen comprises of a range of wall and base kitchen units in high gloss effect with a matching breakfast island. The island and work surfaces are granite. The sink is under mounted with a chrome mixer tap over and the drainer is embedded into the granite worksurface. There is a freestanding gas and electric range style cooker with stainless steel extractor hood above. The integrated appliances include a dishwasher and wine fridge. There is a gas central heated radiator. The under stairs storage cupboard part of the room has engineered wood flooring while the rest of the kitchen has complementary wood laminate effect flooring. There is space for a double American fridge freezer and access into a utility room. Spotlights and extractor fan to the ceiling. Double glazed window to the rear elevation and French Doors leading to the rear garden.

Living Room

3.62 x 5.07 (11'11" x 16'8")

A fireplace with a gas fire and hearth and surround feature wall lighting. UPVC double glazed window to the rear elevation with a gas central heated radiator below. Spotlights to the ceiling.

Study

2.76 x 2.30 (9'1" x 7'7")

UPVC double glazed window to the front elevation and spotlights to the ceiling. Gas central heated radiator.

Landing

1.85 x 4.62 (6'1" x 15'2")

Access to all four double bedrooms with a storage cupboard and loft access. Gas central heated radiator.

Main Bedroom

3.53 x 4.30 (11'7" x 14'1")

A range of full height fitted wardrobes running the full length of the wall, spotlights to the ceiling, TV sockets, a gas central heated radiator and double glazed window to the front elevation. Access into the ensuite.

Shower Room

2.74 x 1.69 (8'12" x 5'7")

A suite comprising of a double walk-in shower cubicle and complimentary tiling to the walls, low-level flush w/c and twin his and her sinks with chrome mixer taps and storage underneath. A full length and width wall mounted mirror with feature lighting above. Shaving sockets, a chrome heater towel radiator and tiling to the floor. UPVC double glazed window.

Bedroom Two

3.65 x 3.73 (11'12" x 12'3")

A freestanding triple wardrobe, double glazed window to the front elevation, a gas central heated radiator below. Access door into ensuite.

WC

0.80 x 1.68 (2'7" x 5'6")

Low-level flush wc, sink with a chrome mixer tap, extractor fan and spotlights to the ceiling along with a wall mounted to shaver socket. Gas central heated radiator.

Bedroom Three

3.68 x 3.68 (12'1" x 12'1")

With a range of fixed wardrobes, UPVC double glazed window to the rear elevation and a gas central heated radiator below.

Bedroom Four

3.49 x 3.68 (11'5" x 12'1")

With a range of fixed wardrobes, UPVC double glazed window to the rear elevation and a gas central heated radiator below.

Bathroom

2.54 x 2.13 (8'4" x 6'12")

Suite comprising of a freestanding bath tub with chrome mixer tap, hand wash basin with a chrome mixer tap, a low-level flush wc and a corner walk-in shower cubicle with a mains feed chrome shower and controls. Chrome heated towel radiator. Part tiling to the walls and tiling to the floor. To the ceiling there are spotlights and an extractor fan. UPVC double glazed window to the rear elevation.

Garage

5.28 x 5.42 (17'4" x 17'9")

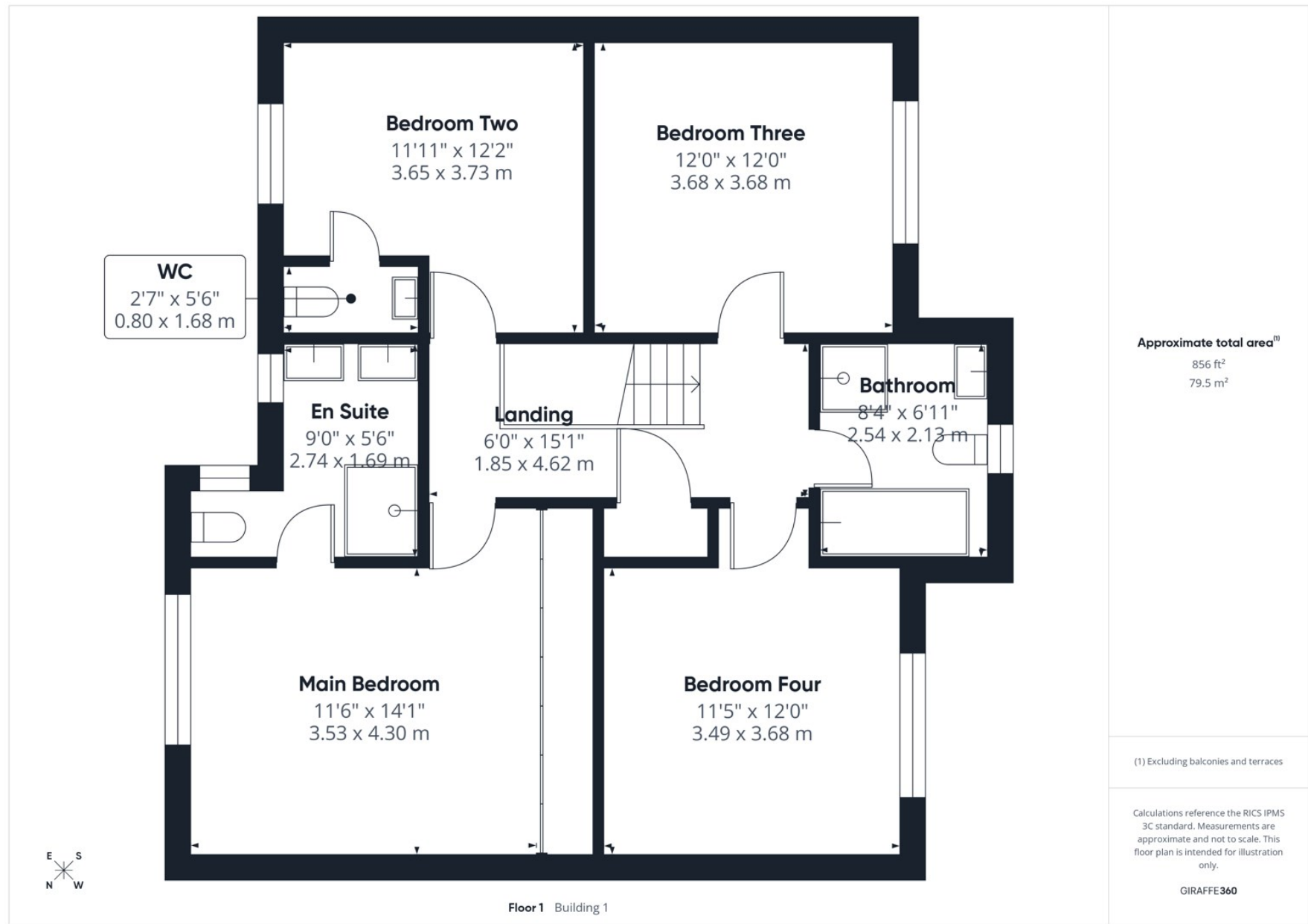
There is a detached separate garage with an electric door, power and light for storage needs. Workshop with potential to develop (subject to planning)

External

The property is accessed via a private shared driveway of only two properties. The property is separated via iron electric gates. Tarmac driveway. A front garden and ample parking. To the rear, there is a lawned garden fenced around, with an Indian Stone patio.

Disclaimer

In accordance with the Estate Agents Act 1979, we disclose that a member of the Park Row team is a relative of the owner of this property.



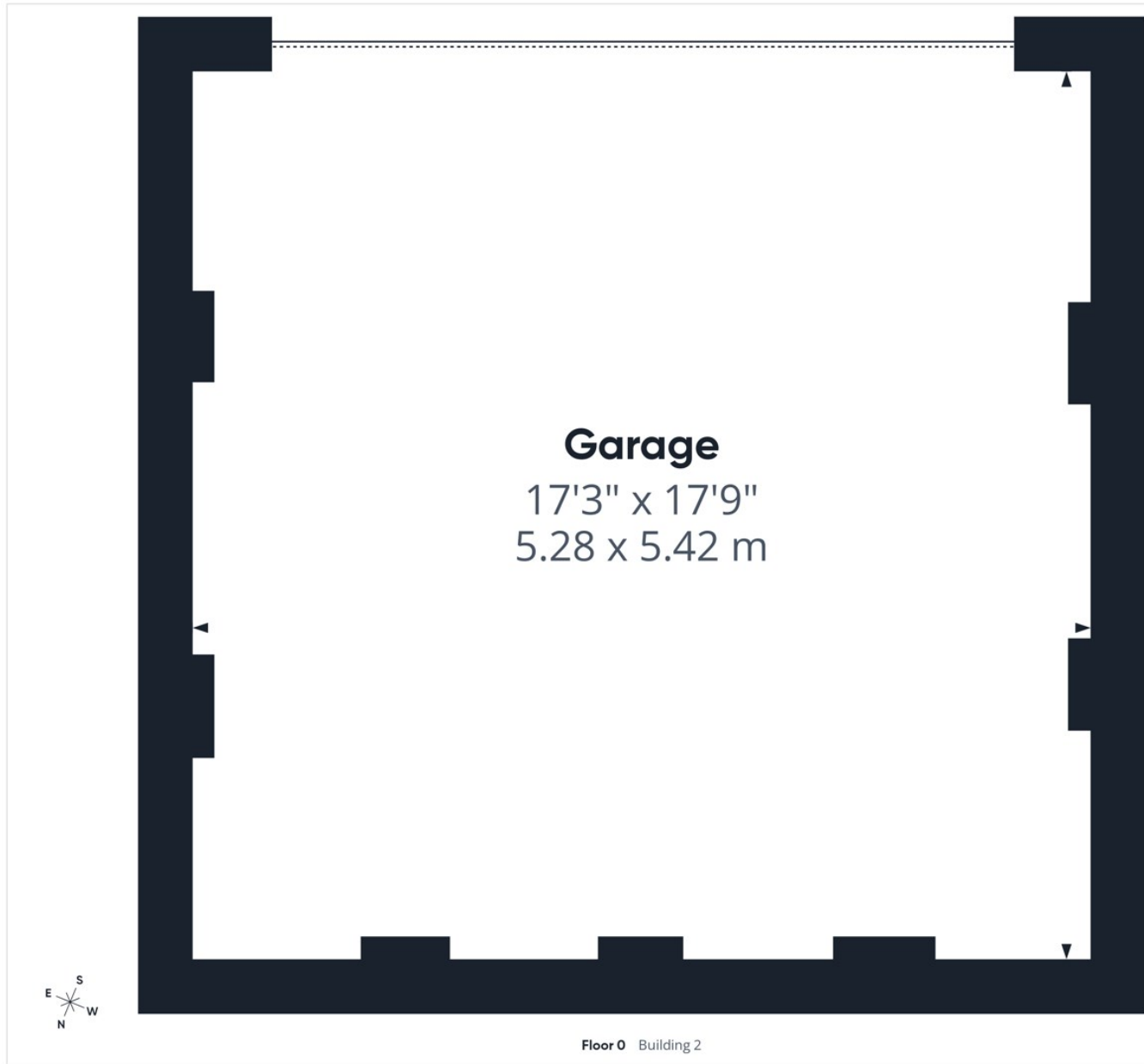
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Garage
 17'3" x 17'9"
 5.28 x 5.42 m



Floor 0 Building 2

Approximate total area⁽¹⁾
 311 ft²
 28.9 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.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
How energy efficient is your building?				How environmentally friendly is your building?			
100 kWh/m ² A+	A+			100 g/m ² A+	A+		
80 kWh/m ² B	B			120 g/m ² B	B		
60 kWh/m ² C	C			150 g/m ² C	C		
45 kWh/m ² D	D			180 g/m ² D	D		
30 kWh/m ² E	E			220 g/m ² E	E		
15 kWh/m ² F	F			270 g/m ² F	F		
0 kWh/m ² G	G			330 g/m ² G	G		
Not energy efficient - higher heating costs				Not environmentally friendly - higher CO ₂ emissions			
		75	82				
England & Wales		EU Directive 2002/91/EC	UK 2009/10/EC	England & Wales		EU Directive 2002/91/EC	UK 2009/10/EC

