



Offers in the region of £700,000

TENURE : FREEHOLD

Milnthorpe Lane, Wakefield, WF2

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 3

Three spacious double bedrooms all with en-suites

Impressive full-size indoor swimming pool suite

Generous living room spanning the full length of the property

Stylish fitted kitchen with integrated appliances and utility room

Versatile attic room offering additional living or workspace

Separate dining room ideal for entertaining

Movenowproperties.com LTD
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Website: <https://movenowproperties.com>

Movenowproperties are proud to present this exceptional and truly unique detached residence, offering an abundance of space, versatility and premium features rarely found on the market. Perfectly suited to modern family living, this impressive home combines generous proportions with standout additions, creating a property that truly must be seen to be appreciated.

Entrance Hall

A centrally located and welcoming entrance hall featuring a UPVC door with frosted side panel, tiled flooring and radiator. Stairs lead to the first floor, with doors providing access to the living room, dining room and kitchen.

Living Room

Measurements: 28'4" x 11'3" (8.64m x 3.44m)

An outstanding principal reception room extending the full length of the property. Featuring wood flooring, two radiators, a large front-facing double glazed window and patio doors opening directly to the pool area. A gas fire with surround creates a cosy focal point, while access is also provided to the side lean-to conservatory.

Lean-To Conservatory

Measurements: 23'6" x 5'4" (7.17m x 1.62m)

A highly useful additional space, ideal for storage or potential further use, with patio doors to the front and a single door opening to the rear.

Dining Room / Bedroom Four

Measurements: 11'2" x 9'5" (3.40m x 2.86m)

A spacious second reception room with tiled flooring, wall lighting, radiator and a large double glazed window to the front—perfect for formal dining and entertaining.

Downstairs WC

Measurements: 6'3" x 3'9" (1.91m x 1.15m)

A stylish and convenient cloakroom fitted with a low flush WC and wash basin set within a vanity unit. Finished with tiled walls and flooring, and recessed spotlights.

Kitchen

Measurements: 15'9" x 11'6" (4.81m x 3.51m)

A well-appointed kitchen offering a range of wall and base units with complementary work surfaces and tiled splash backs. Integrated appliances include oven, microwave, warming drawer and dishwasher, and a American-style fridge freezer. Tiled flooring, recessed spotlights and a rear-facing window overlooking the pool area complete the space, along with a UPVC door leading through.

Utility Room

Measurements: 5'9" x 5'3" (1.91m x 1.15m)

Practical and functional with tiled walls and flooring, plumbing for a washing machine, space for a dryer, additional storage units and a frosted double glazed window to the side.

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Swimming Pool Room

Measurements: 30'10" x 28'9" (9.41m x 8.76m)

A truly stunning feature of the home, this full-size indoor swimming pool is set within a bright, spacious room with paved flooring, multiple windows and patio doors. Additional features include a corner shower and steam cabin unit and space currently accommodating a sauna. This versatile area could also be adapted to create an impressive leisure suite or converted to provide a spacious additional reception space.

Bedroom One

Measurements: 14'1" x 11'4" (4.29m x 3.45m)

A generous double bedroom with wood-effect flooring, radiator and a large front-facing window offering beautiful open field views. Access leads to a private en-suite.

En-Suite (Bedroom One)

Measurements: 6'0" x 5'4" (1.82m x 1.63m)

Modern and stylish, comprising a corner shower unit, vanity wash basin, low flush WC and chrome towel radiator. Fully tiled walls and flooring with recessed lighting and a front-facing window.

Bedroom Two

Measurements: 11'5" x 11'3" (3.47m x 3.43m)

A spacious double bedroom with wood-effect flooring, radiator and a rear-facing window. Benefitting from built-in storage and access to its own en-suite shower room, with space for a dressing area.

En-Suite (Bedroom Two)

Measurements: 6'2" x 5'0" (1.88m x 1.53m)

Fitted with a corner shower unit featuring a waterfall showerhead, a modern vanity wash basin and chrome towel radiator. Rear-facing window provides natural light.

Bedroom Three

Measurements: 14'0" x 9'5" (4.27m x 2.87m)

A further well-proportioned double bedroom with wood-effect flooring, radiator and front-facing window enjoying scenic views. Finished with coving to the ceiling.

Family Bathroom / (En-Suite to Bedroom 3)

Measurements: 9'5" x 8'4" (2.86m x 2.53m)

A spacious and contemporary bathroom featuring a four-piece suite including a freestanding bath, separate shower unit, pedestal wash basin and low flush WC. Finished with tiled flooring, part-tiled walls, chrome towel radiator, recessed spotlights and a frosted rear window. Includes a useful storage cupboard housing the combi boiler.

Attic Room

Measurements: 27'8" x 12'4" (8.44m x 3.77m)

Accessed via a wooden staircase, this substantial full-width space offers excellent versatility. With two windows allowing natural light from both sides, lighting and strong joist structure, it is ideal for use as a home office, studio or additional living area.

Outside

To the front, the property boasts a large garden and private driveway providing off-road parking for multiple vehicles, complemented by Victorian lamp post, established shrubs and attractive open field views.

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To the rear is a generous enclosed garden with lawn, fenced boundaries and a charming pond, offering a private and peaceful outdoor space.

Signal Box / Office

Measurements: 9'9" x 6'11" (2.97m x 2.10m)

A unique and characterful addition, this signal box has been adapted into a home office. Featuring wooden flooring, windows to multiple aspects, power, lighting and electric heating, it provides an inspiring and separate workspace.

Workshop

Measurements: 37'2" x 17'0" (11.33m x 5.18m)

A fantastic, substantial workshop space with double wooden doors, windows, power, lighting and a work pit. Ideal for a range of uses including hobbies, storage or business purposes.

This remarkable property offers an exceptional combination of space, versatility and standout features, making it a rare opportunity for buyers seeking a truly distinctive home.

Local Area

Milnthorpe Lane is a popular residential location in Wakefield, offering a great balance of convenience and green space. A variety of local amenities are close by, including supermarkets, shops and eateries, with more extensive retail and leisure facilities at Trinity Walk.

For outdoor enjoyment, Thornes Park is within easy reach, providing scenic walks, open green spaces and sports facilities. The surrounding area also offers pleasant local walking routes, ideal for families and dog walkers.

The property is well placed for a selection of well-regarded primary and secondary schools, making it particularly appealing for families. Excellent transport links provide easy access to Wakefield city centre and connections to Leeds.

Overall, the area combines everyday convenience with a peaceful, family-friendly setting.

EPC - C

Please contact us for the full EPC information

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

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Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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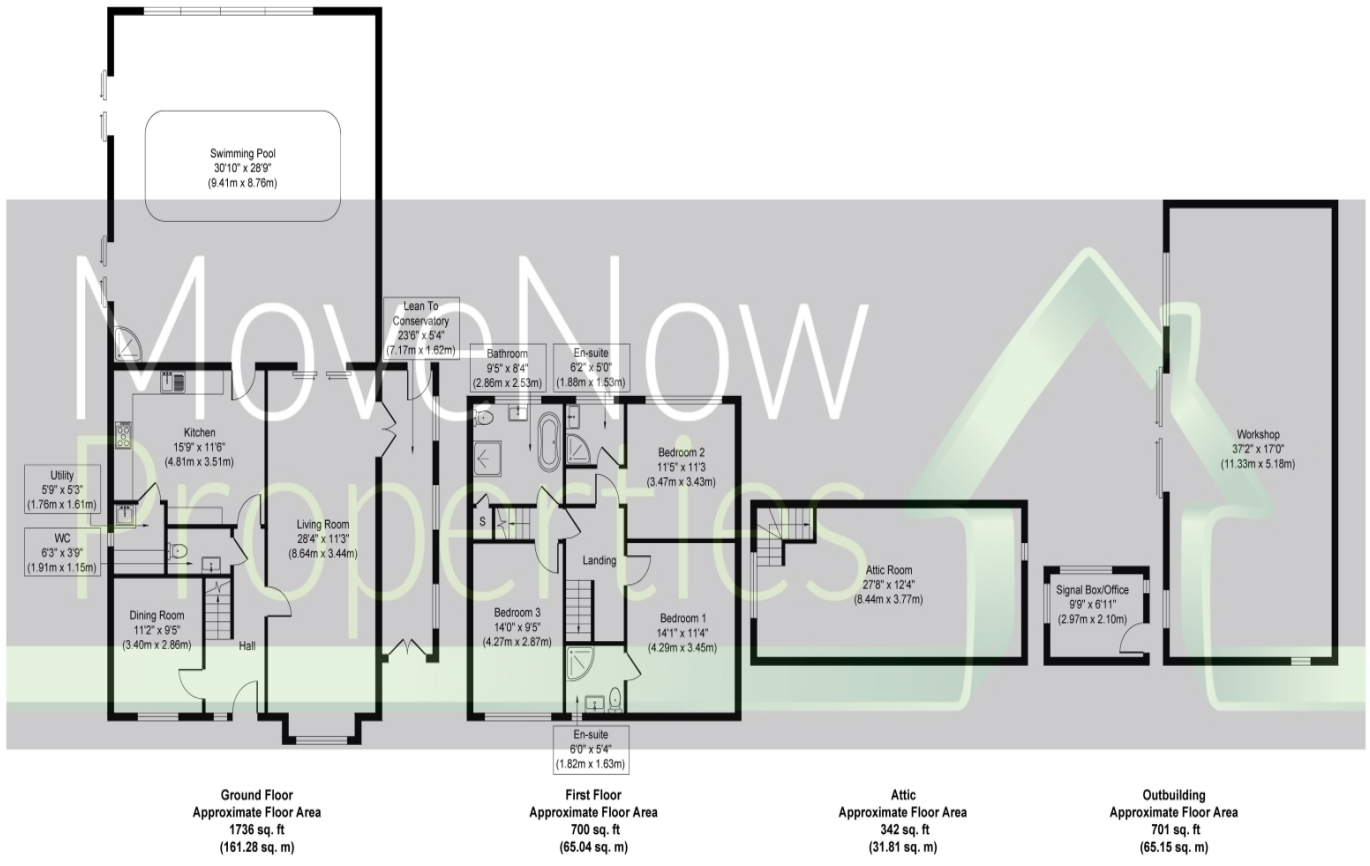




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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