



500 Batley Road, Wrenthorpe - WF2 0LQ

£1,500,000 Freehold

Individually designed detached family home occupying an elevated position above Wrenthorpe village with 11 acres, together with stabling, barn and outbuilding. Planning passed for two dwellings. Viewing Essential.

Outer Entrance Porch

Reception Hallway

Cloakroom

Living Room

Dimensions: 5.83m x 4.61m.

Family/Games Room

Dimensions: 5.79m x 4.62m.

Ground Floor Bedroom

Dimensions: 4.24m x 3.84m to wardrobe fronts.

Formal Dining Room

Dimensions: 4.87m x 3.91m.

Stunning Open Plan Kitchen/Diner/Family Room

Dimensions: 10.25m x 3.90m opening to 4.71m.

Home Office

Dimensions: 7.0m x 3.06m.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.







GROUND FLOOR
2633 sq.ft. (244.6 sq.m.) approx.



1ST FLOOR
1563 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA : 4197 sq.ft. (389.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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