



4 Pledwick Lane, Wakefield - WF2 6DL

£695,000 Freehold

Charming four-bed detached house with generous garden, conservatory, and off-street parking. Spacious living area, ideal for family gatherings. Conveniently located near schools and shops. Don't miss out on this delightful property with great potential! NO CHAIN

Formal Entrance Reception Hallway

With feature original open staircase with oak balustrade.

Cloakroom/WC

Having wash hand basin, low flush w/c, tiling.

Home Office

8' 8" x 8' 4" (2.63m x 2.53m)

With double glazed feature bay window overlooking the rear.

Sitting Room

15' 1" x 14' 0" (4.60m x 4.26m)

With feature double glazed bay window overlooking the front garden, feature fire surround and hearth, cornicing to the ceiling, two wall light points, a light and airy room with access to...

Adjacent Garden Room

15' 1" x 14' 3" (4.61m x 4.35m)

Having flagged floor, exposed stonework and French doors leading onto the garden, an excellent entertaining space.

Formal Dining Room

15' 1" x 12' 11" (4.60m x 3.94m)

Having original oak built in display units, double glazed window, access to useful wine cellar, French doors opening to...

Conservatory

8' 7" x 9' 6" (2.61m x 2.90m)

Having tiled floor, double glazed French doors leading onto the front garden.

Front Entrance Porch

Giving access to both kitchen and dining room.

Breakfast Kitchen

12' 4" x 10' 3" (3.77m x 3.13m)

Superbly appointed with a modern range of shaker style fronted wall and base units, contrasting granite worktops, stainless steel sink unit, single drainer with mixer tap unit, built in Range oven with extractor hood over, free standing fridge freezer, plumbing for dishwasher, feature radiator, double glazed window to front and rear.

Rear Entrance Porch

With tiled floor.

Gardeners WC

With wash hand basin, low flush w/c.

Stairs lead to First Floor Landing

With oak balustrade, double glazed window.

Shower Room

With shower and wash hand basin, double glazed window.

Master Bedroom

14' 1" x 11' 6" (4.30m x 3.50m)

With two double glazed windows.

Ensuite Shower Room

Having pedestal wash basin, low flush w.c, shower cubicle and tiling.

House Bathroom

Furnished with modern white suite, with wash hand basin set in back to wall furniture, bidet, low flush w/c, panelled bath with shower over, double glazed window, double panel radiator.

Bedroom to Front

8' 0" x 14' 0" (2.44m x 4.27m)

With double glazed window overlooking the garden, central heating radiator

Guest Bedroom

12' 9" x 10' 5" (3.89m x 3.18m)

Located over the garage with steps leading down to the bedroom, with double glazed window, central heating radiator.

Ensuite Shower Room

Having pedestal wash basin, low flush w.c, shower cubicle with electric shower, tiling, double glazed window, central heating radiator.

Bedroom to Side

10' 7" x 6' 9" (3.23m x 2.06m)

With double glazed window, central heating radiator.

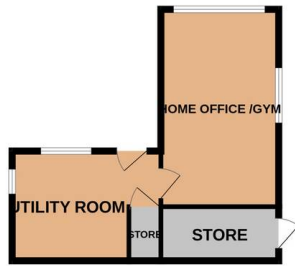
Outside

The property is accessed off Pledwick Lane with driveway and turning space providing ample off street parking for numerous cars and leading through to carport for three cars, all being enclosed and retaining a high degree of privacy. The formal front garden facing due south offers immaculate lawn gardens with mature flowering borders and shrubs, Summer House (3.58m x 2.30m) overlooking the garden, offering excellent entertaining space, with Gazebo and paved patio area at the other end of the garden. Adjacent Tool Store to the rear (former Mistal) providing laundry/utility room (2.84m x 3.85m) with two double glazed windows, wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, access to... Home Office/Gym (5.00m x 3.03m).

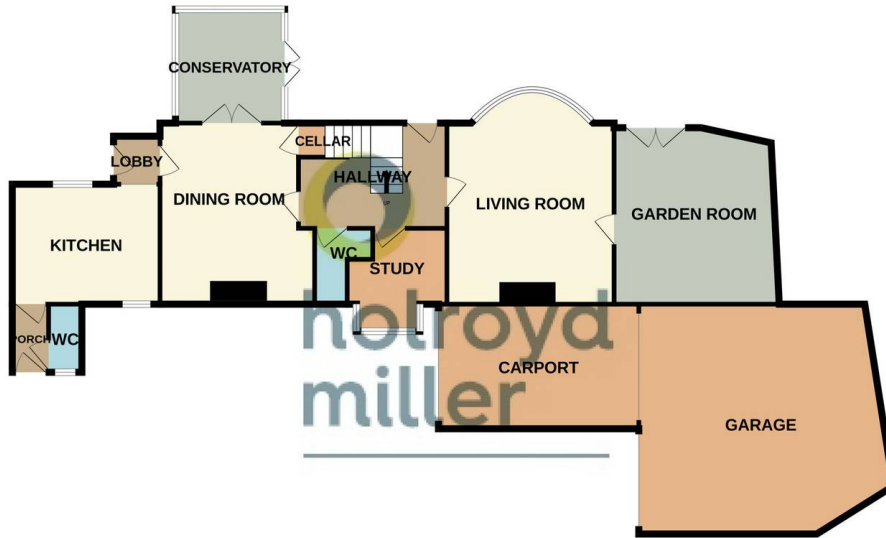




OUTSIDE OFFICE/GYM
UTILITY ROOM
322 sq.ft. (29.9 sq.m.) approx.



GROUND FLOOR
1599 sq.ft. (148.6 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 2660 sq.ft. (247.1 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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