

# HUNTERS®

HERE TO GET *you* THERE

**Northfield House Northfield Lane, Womersley, DN69AY**

**Offers Over £675,000**

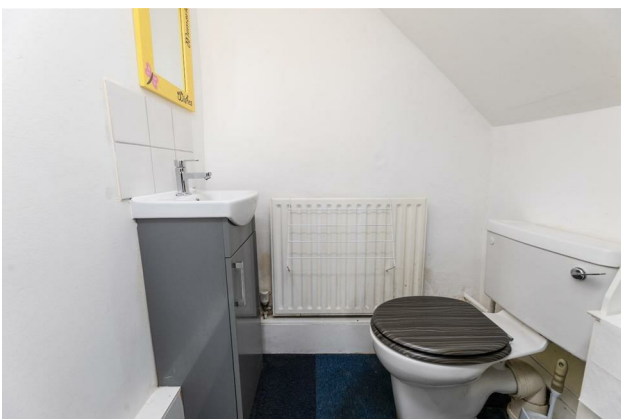
**Property Images**



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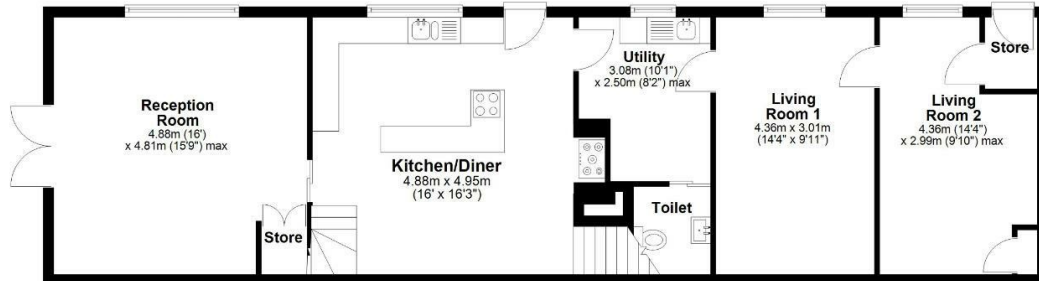
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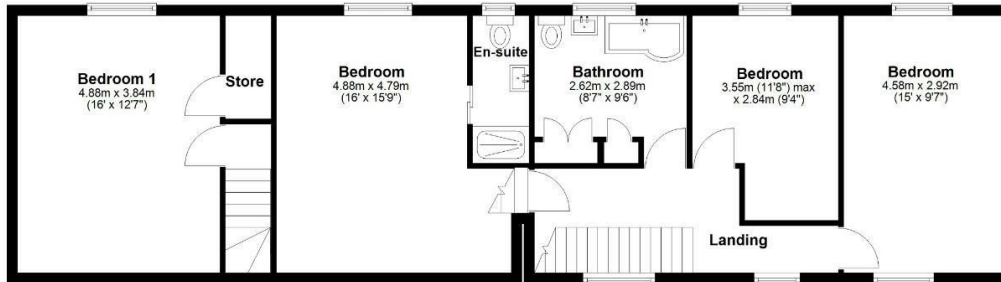
### Ground Floor

Approx. 90.2 sq. metres (971.3 sq. feet)



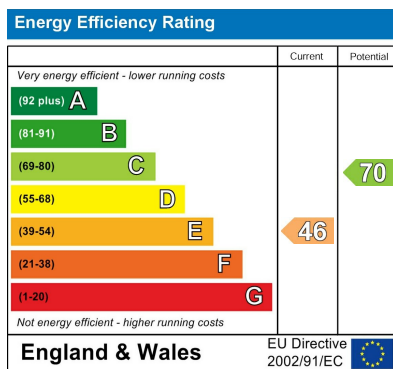
### First Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



Total area: approx. 179.0 sq. metres (1926.3 sq. feet)

## EPC



## Map



## Details

Type: House - Detached Beds: 6 Bathrooms: 3 Receptions: 4  
Tenure: Freehold

#### THE SETTING:

Womersley is a highly desirable, quiet North Yorkshire village just a few miles outside Pontefract. It offers the perfect mix of peaceful rural living, rich local history, and convenient access to surrounding towns, all while acting as a gateway to stunning countryside. Womersley is perfectly situated for escaping the hustle and bustle, yet remains exceptionally close to major transport links. You are just a 10–15 minute drive from the centre of Pontefract, and have easy access to the A1(M) and M62 for travel across Yorkshire.

#### THE MAIN HOUSE:

When I first entered this property I was enamoured by how welcoming the family kitchen space was. It has a really great feel to it and you can imagine yourself gathering for meals or entertaining there. There are a range of shaker style base and wall units in white complete with brushed brass handles and complimentary laminate oak effect worktops giving a real country feel. The central island is L shaped with space to cook on the induction hob and ample space to prepare food and furthermore space for a large range style cooker housed within the brick chimney breast. A breakfast bar is built into the kitchen with space for a couple of stools and further dining area with space for a 6-8 seater family dining table.

Off to the left of the kitchen diner is a handy utility room providing further storage cupboards, space and plumbing for a washing machine and handy downstairs cloakroom with hand wash basin in WC off the utility room.

There are two reception rooms one is currently used as a living room and the second is currently used as an office/study, both are really versatile rooms if you have a larger family it gives you extra space to relax, they could provide extra bedrooms or could be amazing spaces for people wishing to work from home. Other options could be a formal dining room or playroom for children. Even running a small business from home would work perfectly within these rooms.

To the right of the kitchen diner is the main reception room which is really generously sized and is a great living room with ample space for large furniture and patio doors out to the beautiful garden, the wood burning stove creates a warm comforting feel and would be a great space for hosting.

The first floor is accessed via two staircases both are off the central hub of the home, the kitchen diner. The first staircase provides access to a large bedroom and handy storage cupboard, the second staircase provides access to the master bedroom with ensuite shower room, a further two bedrooms and family bathroom. The family bathroom and ensuite feature quality fittings and are fully tiled.

All in all the main house is a very spacious family home with versatile spaces, large rooms throughout, neutral decor and a general welcoming homely feel throughout that can only be truly appreciated upon viewing.

#### THE ANNEXE:

The annexe is ideal for multigenerational living or to even just an occasional guesthouse for friends and family to stay during the holidays. As you enter the property you're greeted with a modern breakfast kitchen with a range of white high gloss base and wall units complimentary laminate worktops, space for a double oven and hob, plumbing for a washing machine and breakfast bar ideal for dining. The living room is a spacious room with large windows and ample space for furniture, off the living room are two bedrooms one being the master with fitted furniture and the second bedroom which is currently used for storage but makes a great larger than average single bedroom. The bathroom features a corner corner style bath separate shower cubicle basic hand wash basin and WC and it's fully tiled from floor to ceiling.

#### OUTSIDE SPACE AND OUTBUILDINGS:

The outside space that comes with this property is phenomenal, the current owners have really created multiple relaxation zones for family living and entertaining during the summer months. Firstly as you enter the property through the gates off Northfield Lane you have a driveway suitable for multiple vehicles. A double storey detached garage is to the left and is excellent for storage or a further range of uses, the current owner has a home gym in there and there is an EV charger. Furthermore there are various pergola patio areas capturing the sun at different parts of the day. Mature hedges surround the boundary of the property and there are lawned areas excellent for children to play.

HUNTERS are delighted to introduce to the sales market this commanding detached residence with annexe situated in the beautiful village of Womersley. The main house to the ground floor briefly comprises; spacious kitchen diner, three reception rooms, utility room and downstairs WC and to the first floor is the master bedroom with ensuite, further bedrooms and house bathroom. The annex briefly comprises; breakfast kitchen, living room, two bedrooms and house bathroom. Viewing is absolutely essential to appreciate the family home we have on offer.

#### Features

- Beautiful detached property sat in a generous plot
- Stunning gardens surrounding
- 4 good sized bedrooms
- 3 reception rooms
- Annexe with 2 bedrooms
- 2 storey detached double garage
- EV charger
- Freehold
- Council tax band E
- EPC rating E



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