



YORKSHIRE'S
FINEST
HOMES COLLECTION



Whitley Farm Drive, Wakefield

Offers In The Region Of
£565,000

- Stunning barn conversion blending modern style with original character features
- Spacious lounge with multi-fuel stove and high vaulted ceilings
- Beautifully fitted dining kitchen with separate utility room
- Three bedrooms, including master with stylish en-suite
- Private gardens, ample parking, and double garage

THIS MAGNIFICENT THREE-BEDROOM BARN CONVERSION SITUATED AT THE EDGE OF THE VILLAGE, IS SET WITHIN AN EXCLUSIVE AND HIGHLY DESIRABLE DEVELOPMENT, OFFERING LUXURIOUS GROUND-FLOOR LIVING WITH EXCEPTIONAL STYLE AND CHARACTER THROUGHOUT. THE PROPERTY FEATURES BEAUTIFUL STONE FLOORING WITH UNDERFLOOR HEATING, BEAMED CEILINGS, AND A STUNNING LOUNGE WITH A CHARMING MULTI-FUEL STOVE. THE OUTSTANDING DINING KITCHEN IS PERFECT FOR BOTH FAMILY LIFE AND ENTERTAINING, COMPLEMENTED BY A SEPARATE UTILITY ROOM AND A GUEST CLOAKROOM. THERE ARE TWO GENEROUS DOUBLE BEDROOMS, INCLUDING A MASTER WITH A MODERN EN-SUITE, ALONG WITH A CONTEMPORARY HOUSE BATHROOM. EXTERNALLY, THE HOME BOASTS PRIVATE GARDENS, AMPLE OFF-ROAD PARKING FOR SEVERAL VEHICLES, AND AN ATTACHED DOUBLE GARAGE. OFFERED WITH NO UPPER CHAIN, THIS UNIQUE HOME COMBINES COUNTRYSIDE CHARM WITH MODERN CONVENIENCE



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Step through a welcoming entrance hall that sets the tone for the rest of this immaculate home. Featuring stylish stone flooring, high ceilings, and a useful storage cupboard, the space is bright and inviting. Elegant double glass doors open into the main hallway, where the continuation of the stone flooring and beautiful beamed ceilings enhance the character of the home. An airing cupboard provides additional practical storage.

Lounge
A simply stunning sitting room, designed for comfort and relaxation. An arched carriage window floods the room with natural light and frames charming front garden views. The focal point is a beautiful brick fireplace with a cast iron multi-fuel stove, complemented by beamed ceilings and stone flooring-perfect for cozy evenings in.

Dining Kitchen
The heart of the home, this remarkable dining kitchen blends functionality with sophisticated style. Boasting a range of high-quality wall and base units with striking work surfaces, the kitchen is anchored by an eye-catching AGA cooker, proudly set within an exposed brick chimney stack. Integrated appliances include a double oven and a separate electric hob, along with plumbing for a dishwasher and space for an American-style fridge freezer.

A central island with a breakfast bar offers everyday dining, while the open-plan dining area features a bespoke media wall and a electric-log-burning stove-creating the ideal ambience for entertaining. Double doors open out to the garden, seamlessly connecting indoor and outdoor living..

Utility Room
The utility room mirrors the kitchen's high standards with a Belfast sink, plumbing for a washing machine, and ample wall and base units. A further door leads to a stylish guest cloakroom and has internal access to the garage.

Principal Bedroom
A beautiful double bedroom featuring high beamed ceilings, wooden flooring, and views over the rear garden. A door leads to the luxurious en-suite shower room, complete with a fabulous corner shower, sleek sink unit, and low-level WC.

Bedroom Two
Another spacious double bedroom, beautifully styled with modern décor and views overlooking the rear garden.

Bedroom Three
Currently utilised as a large walk-in wardrobe, this room offers flexible use and could easily be converted back into a third bedroom. It features wooden flooring and garden views.

House Bathroom
Finished to a high standard, the main bathroom includes deep sunken bath, stylish shower over with glass screen, a contemporary wash basin, and a low-level WC-all complemented by elegant tiling.

Externally
The property enjoys well-maintained, low maintenance gardens to the front, rear, and side-perfect for following the sun throughout the day. The rear garden offers a private retreat, complete with a patio area, lawn-effect surfaces, and a charming gazebo ideal for outdoor dining and barbecues.
A generous driveway with electric gates provides ample parking and leads to a spacious electric double garage, offering excellent storage or workshop potential.

Agents Notes
a peaceful semi-rural lifestyle, this exceptional home remains highly convenient for access to Wakefield, Huddersfield, local M1 motorway junctions, and major Yorkshire cities such as Leeds and Sheffield. Renowned private schooling, railway stations, and a full range of amenities are also within easy reach.

MANAGEMENT COMPANY Whitley Farm Drive Management Company looks after care and maintenance of the service driveway and common parts. Each of the 5 unit owners have a single share in the company. We are verbally advised that the currently agreed annual charge amounts to approximately £600.00 per annum.





ADDITIONAL INFORMATION

Council Tax: D

EPC: C

Tenure:Freehold

Parking: Road Parking Off

UTILITIES

Electric:Mains

Gas:Mains

Water:Mains (water Treatment System Tank)

Heating:Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5g check with your provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



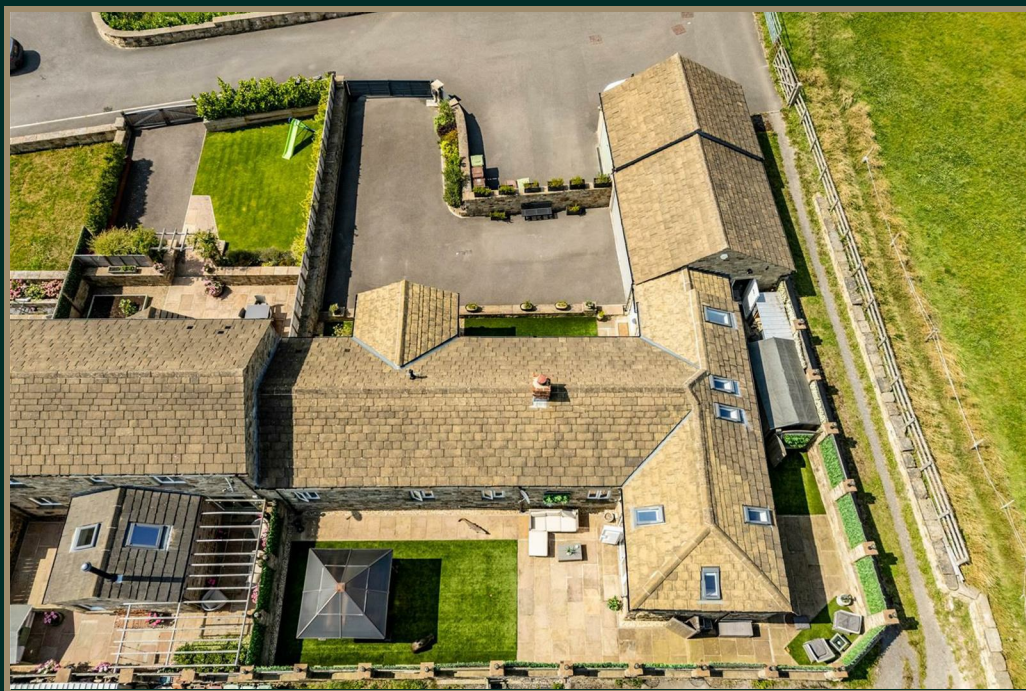
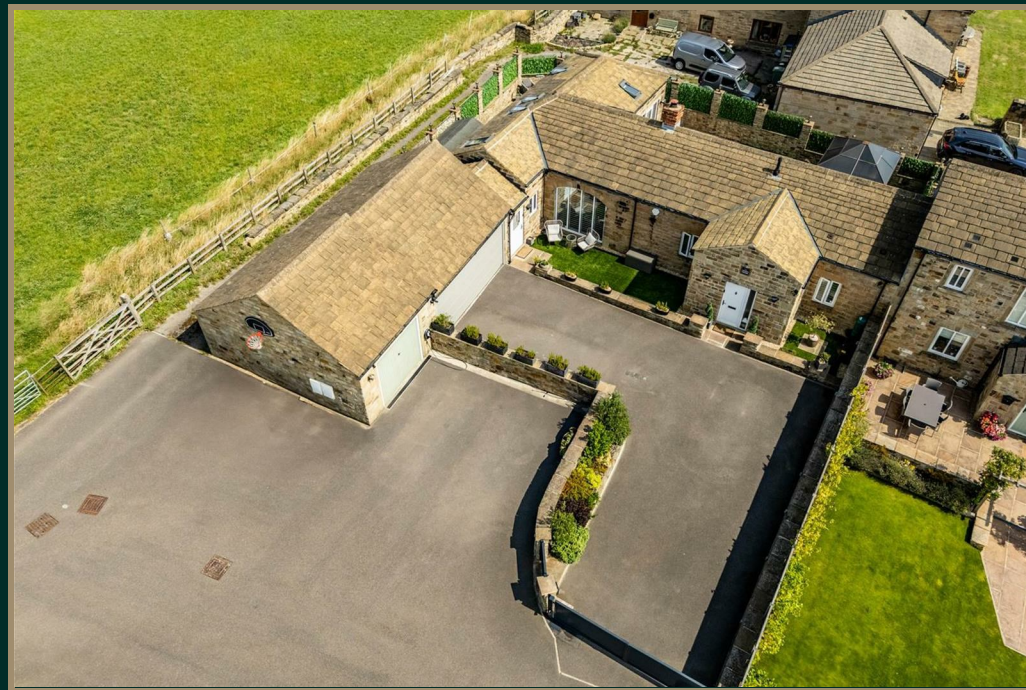


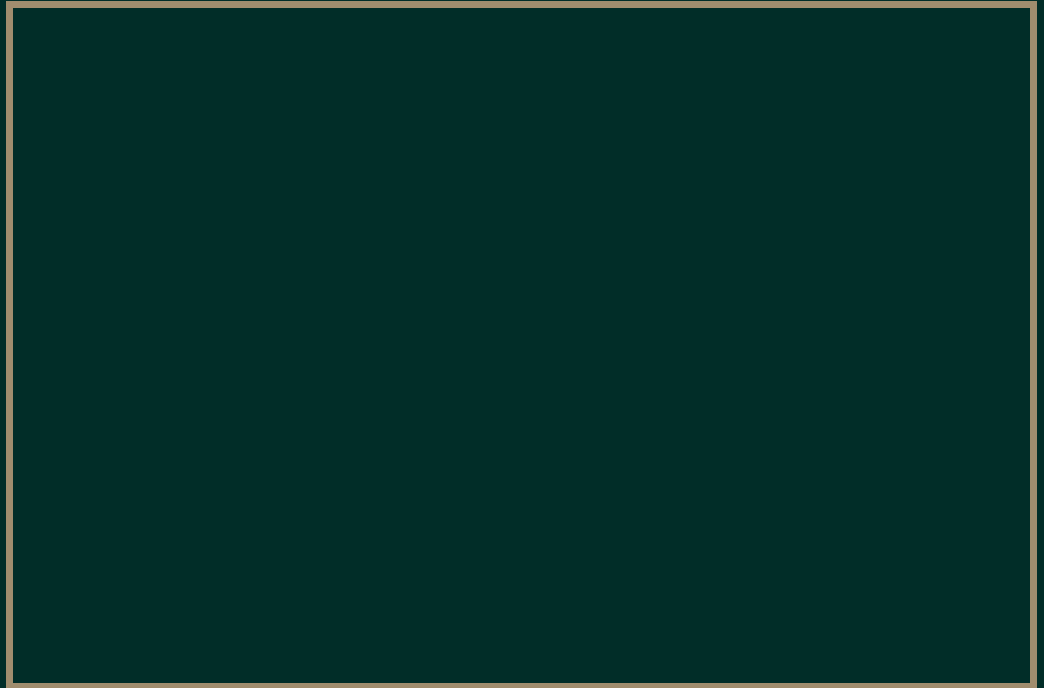
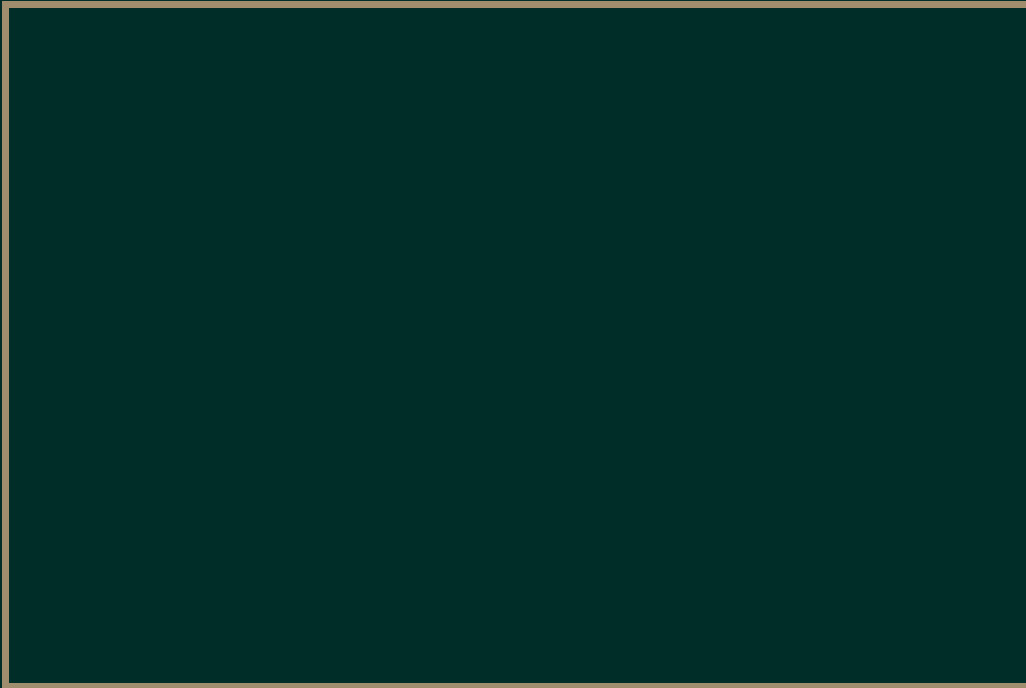
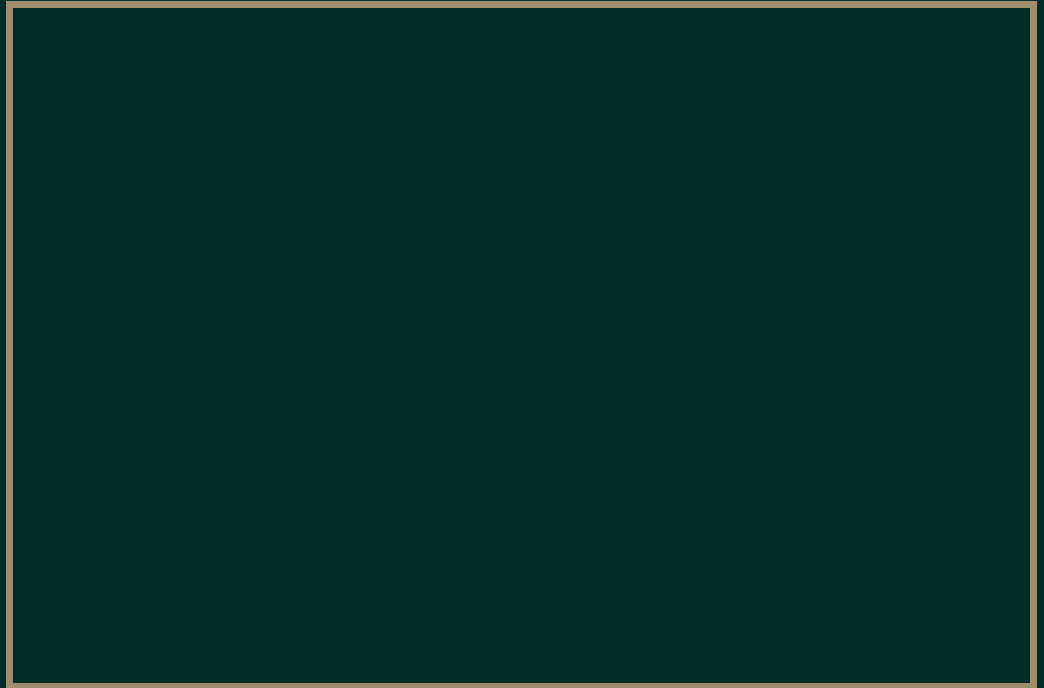




















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