



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





# Woodfield Drive, Greetland

Offers In The  
£725,000

- Detached house
- 5 Bedrooms
- Contemporary Open Plan Living
- Walking distance from the village
- Large Garden



Stunning Five-Bedroom Detached Residence  
– Impeccably Styled Throughout

This exceptional five-bedroom detached home has been beautifully designed and styled to the highest standard, offering luxurious and spacious accommodation ideal for modern family living and entertaining. This property has no chain





This exceptional five-bedroom detached property is a true showpiece, blending sophisticated design with practical family living. From the stunning open-plan kitchen and dining area to the welcoming lounge, home gym, and luxurious bedroom suites, every detail has been thoughtfully considered. The beautifully landscaped garden completes the picture, making this the ideal home for both families and those who love to entertain.

Entrance Hall

An elegant and welcoming entrance hall, tastefully decorated in soft, neutral tones. Beautiful wood-effect flooring adds warmth, while a deep fitted cupboard offers excellent storage. A sweeping staircase leads gracefully to the first-floor landing.

Lounge

A generous and beautifully styled lounge featuring a bespoke media wall and an inviting log-effect fire, creating a cosy yet sophisticated atmosphere. A large double-glazed window allows natural light to cascade through, highlighting the room's stylish coving and spacious feel.

Extended Kitchen Diner with Snug

This truly stunning open-plan space is the heart of the home, offering both elegance and practicality. The central island is the focal point, featuring a Neff induction hob with state-of-the-art extractor fan, all seamlessly integrated.

Perfect for entertaining, the island provides seating for pre-dinner drinks, while the dining area comfortably accommodates a large table and chairs. A cosy snug with log burner completes the space. Twin sets of bi-folding doors lead out to the rear garden, seamlessly blending indoor and outdoor living – ideal for summer gatherings.

The room is further enhanced by high, sloped ceilings with skylights, adding character and offering a perfect view for stargazing. Integrated appliances include twin Neff ovens, a tall fridge freezer and dishwasher; all finished to a premium standard.

Utility Room

Finished to match the kitchen in both style and quality, the utility room includes fitted units and plumbing for a washing machine and dryer. A door leads directly out to the garden, with another providing internal access to the converted garage.

Home Gym

Formerly a double garage, this space has been thoughtfully converted into a high-end home gym – perfect for fitness enthusiasts seeking the convenience of training at home.

Cloakroom

Perfect for visiting guests, this stylish cloakroom features a beautifully appointed modern suite, offering both convenience and contemporary elegance.

First Floor Landing

A beautifully presented landing providing a light and airy introduction to the first-floor accommodation.

Principal Bedroom Suite

An impressive principal suite boasting high, sloped ceilings and a skylight, adding charm and character. A Juliet balcony provides natural light, while a walk-in dressing room offers excellent storage. This serene and tranquil space has been meticulously styled for ultimate relaxation.

En-suite

The luxurious en-suite features a large walk-in shower with dual rainfall heads, a stylish vanity unit with wash basin, and a low-level WC – all finished to a high specification.

Additional Bedrooms & Bathrooms

The first floor includes a further guest suite, beautifully styled with its own contemporary en-suite – perfect for visitors.

There are three additional well-proportioned bedrooms, and a luxurious house bathroom featuring a deep sunken bath, a large walk-in shower, wash basin, and low-level toilet.

Externally

The rear garden is enclosed and arranged over two tiers, offering a fabulous patio area ideal for outdoor dining and entertaining. The front of the property features a generous driveway providing ample off-road parking.







WHAT3WORDS  
///risen.sank.page

#### ADDITIONAL INFORMATION

Council Tax: F  
Tenure: Freehold  
EPC: C  
Parking: Off Road Parking

#### UTILITIES

Electric Mains  
Gas: Mains  
Water: Mains  
Heating: Gas  
Broadband: Fibre to the Cabinet 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.





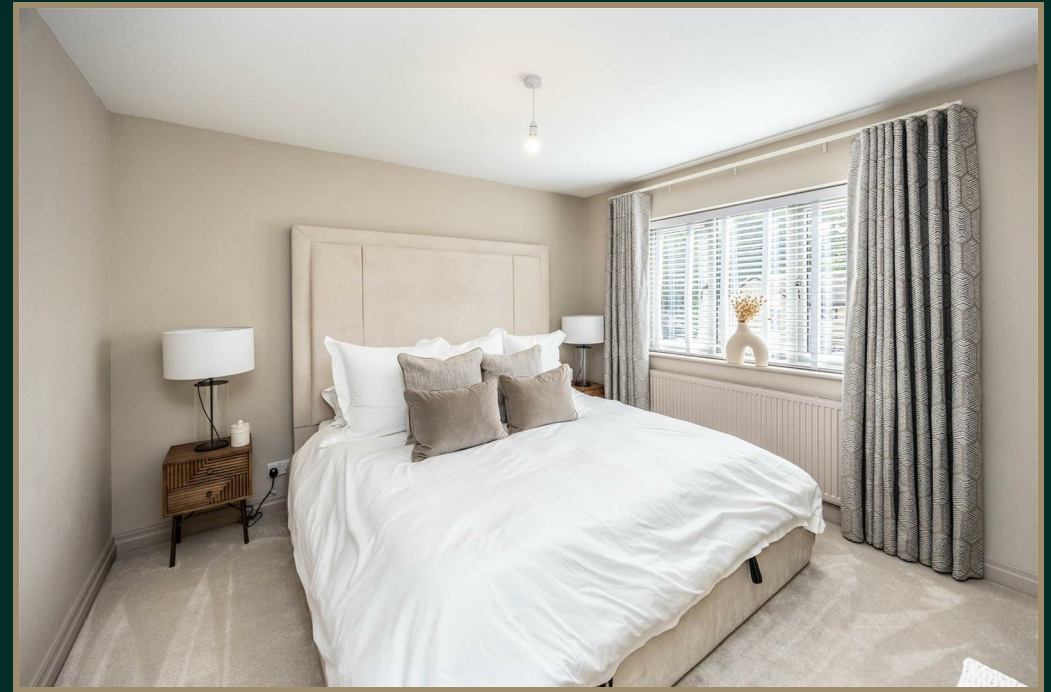
























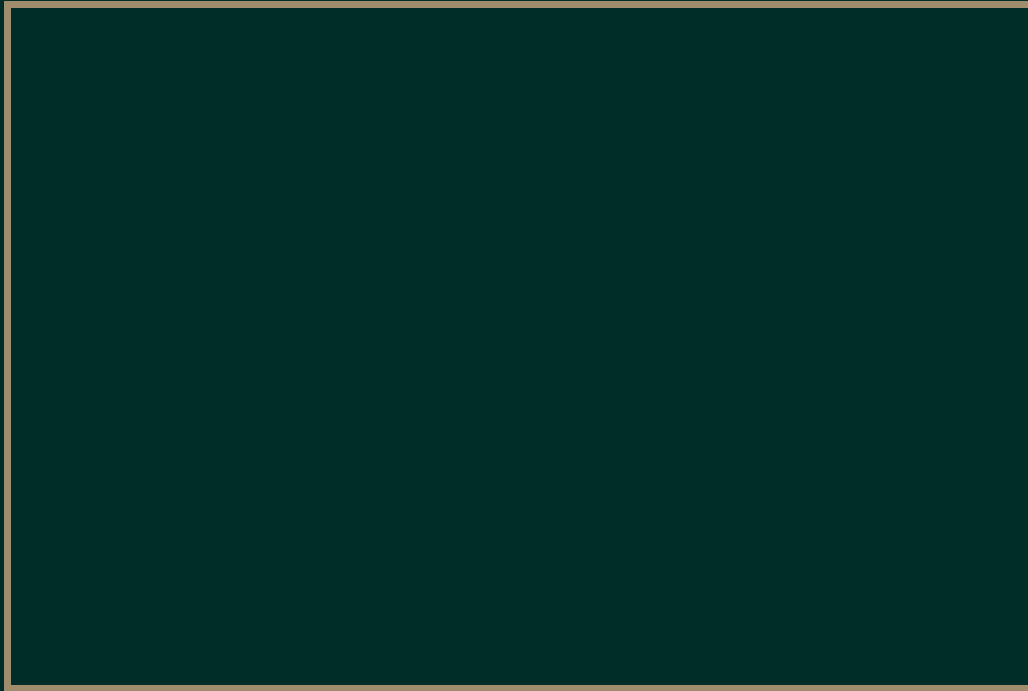




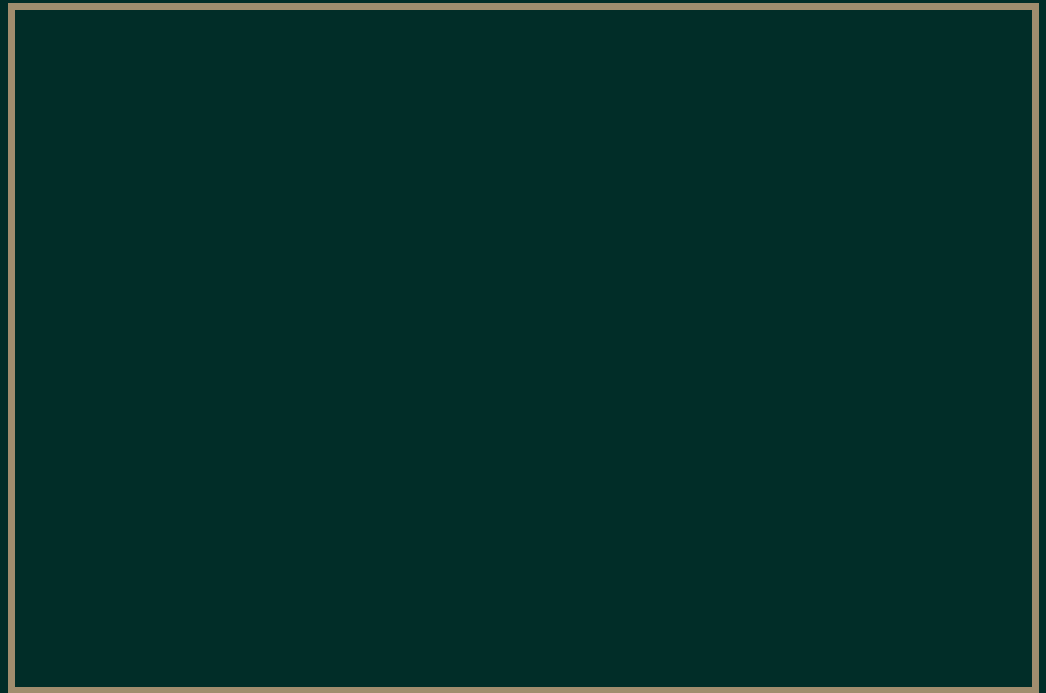
















Total area: approx. 2273.2 sq. feet

Search Plan For illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, its Agent or D11 Energy Assessors (not produced using D11map).

Highcliffe, Woodlands Drive, Greetland, Halifax





YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION

To view Woodfield Drive, Greetland  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)