



YORKSHIRE'S
FINEST
HOMES COLLECTION



MANOR HOUSE, WAKEFIELD

Offers In The Region Of
£650,000

- Magnificent five-bedroom detached family home set over three floors
- Spacious kitchen/dining room, two reception rooms and separate study
- Five double bedrooms, including a principal suite with en-suite
- Four-piece family bathroom, additional shower room and utility room
- Detached double garage, generous driveway and ample off-road parking
- Occupying a substantial plot with stunning views
 - Offered with no upper chain

An exceptional six-bedroom family home arranged over three spacious floors, offering generous and versatile accommodation with beautiful countryside views. Offered with no upper chain, the property features spacious reception rooms, a superb kitchen/dining room, a study, luxurious principal en-suite, generous gardens, ample off-road parking, and a detached double garage. An outstanding family home that must be viewed to be fully appreciated.



The welcoming entrance hallway creates an impressive first impression and leads to a contemporary downstairs cloakroom fitted with a modern suite. A staircase rises to the first floor, with useful built-in storage.

The generously proportioned lounge is flooded with natural light, featuring high ceilings, neutral décor and double doors opening onto the rear garden, seamlessly bringing the outdoors in.

A second reception room provides a versatile living space, ideal as a family room, playroom or additional sitting room. Dual windows allow an abundance of natural light, complemented by fresh, neutral décor.

The spacious kitchen/diner is well appointed with a range of fitted units and recently installed doors, granite work surfaces including a high-quality Bosch double oven, integrated fridge freezer, gas hob and plumbing for a dishwasher. Double doors open directly onto the garden, making it an ideal space for entertaining.

A separate utility room offers a further sink, plumbing for both a washing machine and tumble dryer, tiled flooring, and a stable-style door providing external access, ideal boot room.

The first-floor landing leads to the impressive principal bedroom, two further double bedrooms, a study and the family bathroom, with additional storage cupboard. The principal bedroom is a generously proportioned double, enjoying delightful views, high ceilings, and extensive fitted wardrobes. A newly fitted, luxurious four-piece en-suite bathroom features a deep soaking bath, a spacious walk-in shower with a convenient remote start switch operated from the bedroom, a wash basin, and WC. Finished with elegant tiling and underfloor heating, it provides the perfect space to relax and unwind.

Bedrooms two and three are both spacious doubles, each benefiting from fitted wardrobes, neutral décor and





attractive views. Also on this floor is a large study with fitted furniture, ideal for those working from home. Alternatively, it could be used as a generous sixth bedroom if required.

The family bathroom is fitted with a stylish four-piece suite comprising a deep soaking bath, walk-in shower, vanity wash basin, low-level WC and heated towel rail.

The second floor offers two further double bedrooms and a shower room, together with excellent under-eaves storage. Bedrooms four and five are both generously sized, featuring sloping ceilings, fitted wardrobes, Velux skylights and delightful views. One bedroom also provides access to a large loft, offering valuable additional storage.

Completing the accommodation is a three-piece shower room with a double shower, wash basin and low-level WC. A further storage cupboard provides ample space for household essentials.

Externally, the property enjoys a front garden with a pathway leading to the entrance. To the side is a substantial tarmac driveway providing off-road parking for several vehicles and leading to a detached double garage. The driveway features two EV charging points, while the detached double garage benefits from a remote-controlled up-and-over door, providing additional secure parking and storage. In total, the property offers parking for up to five vehicles.

The enclosed rear garden is mainly laid to lawn with a patio seating area, creating the perfect space for children to play, outdoor entertaining, family barbecues and summer gatherings.

Residents also enjoy access to a well-maintained children's play park and green open space within the cul-de-sac, together with convenient access to the open countryside and surrounding fields, offering wonderful walking routes right from the doorstep. This enviable



setting combines a family-friendly environment with the tranquillity of rural living, while remaining conveniently connected to local amenities.



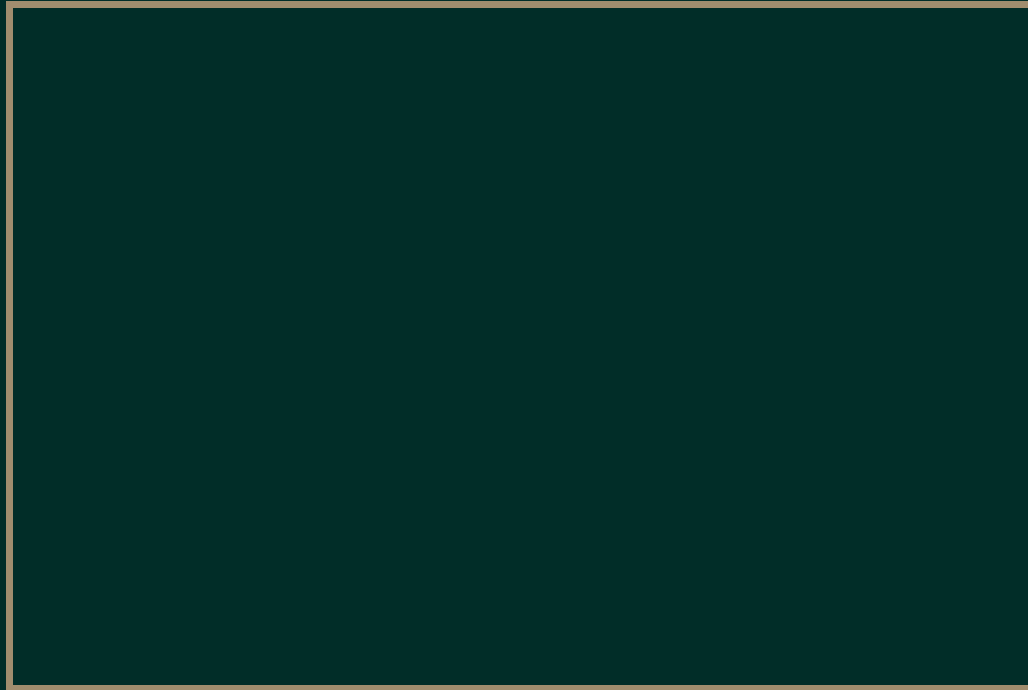


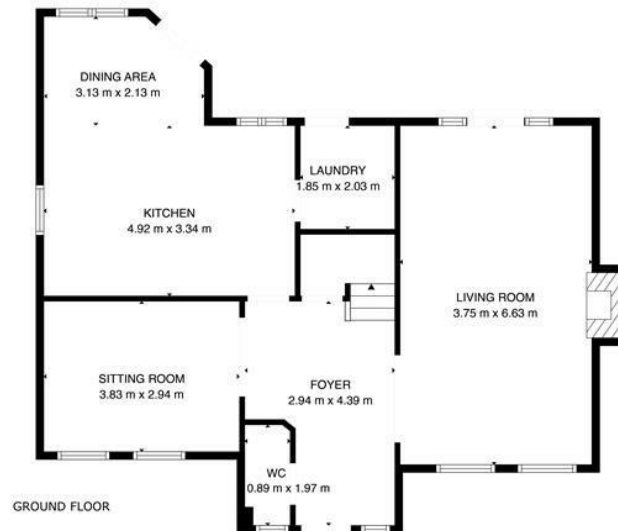
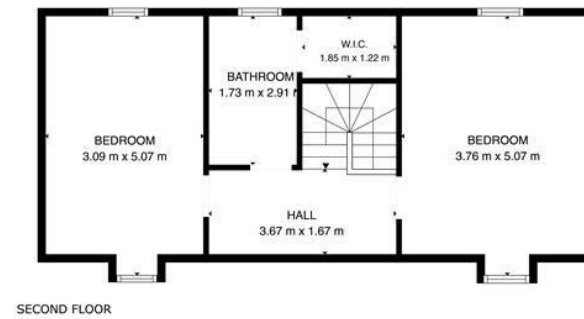
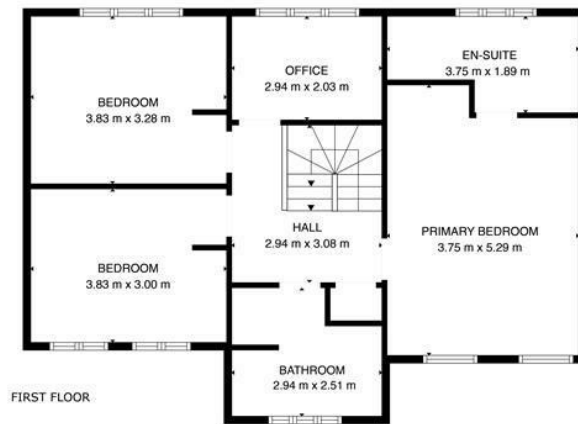












TOTAL: 198 m²
 GROUND FLOOR: 80 m², FIRST FLOOR: 74 m², SECOND FLOOR: 44 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 5 m², WALLS: 19 m²

FLOOR PLAN CREATED BY YORKSHIRE'S FINEST. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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To view MANOR HOUSE, WAKEFIELD
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