Park Row

The proactive estate agent



Meadowfield Rise, Stanley, Wakefield, WF3 4DB

Offers Over £550,000

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Lead In

An exceptional four-bedroom detached family home, individually commissioned by the current owner and finished to an outstanding specification throughout. Offering an abundance of space, style and privacy, this impressive property showcases high-quality fixtures and fittings, complemented by bespoke carpentry, solid oak flooring and internal doors, creating a warm and sophisticated finish.

The thoughtfully designed accommodation comprises four generously sized bedrooms, including a beautifully appointed principal bedroom with en-suite facilities, together with spacious and versatile living areas perfectly suited to modern family living. Further benefits include double glazing, gas central heating and a fitted security system for added comfort and peace of mind.

Externally, the property continues to impress with extensive off-street parking, a detached garage offering excellent storage solutions, and a substantial rear lawned garden ideal for both entertaining and family enjoyment. Occupying a secluded position at the foot of a quiet residential cul-de-sac, the home is accessed via a shared private driveway serving only one neighbouring property.

Presented to the market with no onward chain, the property has recently undergone redecoration throughout and is offered in immaculate walk-in condition, having been maintained and upgraded to an exceptional standard.

Rarely do homes of this calibre become available, offering a unique opportunity to acquire a bespoke family residence within a peaceful and highly private setting. Early viewing is strongly advised.

Entry

6'2" x 2'7" (1.89 x 0.78)

UPVC double glazed front entrance door with a side glazed panel allowing light into the entrance, with tiling to the floor and a door that leads into the main hallway. Alarm panel.

Hallway

6'5" x 12'6" (1.96 x 3.82)

With access to all ground floor rooms including the study, cloakroom, WC, dining room, lounge and kitchen. There is an intercom entry system. All internal doors are solid oak. Engineered wood flooring. Gas central heated radiator.

Dining Room

13'12" x 12'1" (4.26 x 3.69)

UPVC double glazed bay window to the front elevation a central heated radiator below . Engineered wood flooring. Double doors open back into the entrance hall.

WC

5'10" x 4'3" (1.77 x 1.30)

With a low level flush w/c, sink with a chrome mixer tap, extractor fan to the ceiling, engineered wood flooring and a gas central heated radiator.

Utility Room

7'8" x 4'11" (2.34 x 1.50)

There is a wall mounted Combi boiler, plumbing for washing machine and dryer. Kitchen cabinet tray to wall and base level levels and an integrated stainless steel sink drainer and chrome mixer tap. There are spotlights to the ceiling. A stable door which is located at the side elevation giving access to the side garden.

Kitchen Diner

20'8" x 11'2" (6.29 x 3.41)

The kitchen comprises of a range of wall and base kitchen units in high gloss effect with a matching breakfast island. The island and work surfaces are granite. The sink is under mounted with a chrome mixer tap over and the drainer is embedded into the granite worksurface. There is a freestanding gas and electric range style cooker with stainless steel extractor hood above. The integrated appliances include a dishwasher and wine fridge. There is a gas central heated radiator. The under stairs storage cupboard part of the room has engineered wood flooring while the rest of the kitchen has complementary wood laminate effect flooring . There is space for a double American fridge freezer and access into a utility room. Spotlights and extractor fan to the ceiling. Double glazed window to the rear elevation and French Doors leading to the rear garden.

Living Room

11'11" x 16'8" (3.62 x 5.07)

A fireplace with a gas fire and hearth and surround feature wall lighting. UPVC double glazed window to the rear elevation with a gas central heated radiator below . Spotlights to the the ceiling.

Study

9'1" x 7'7" (2.76 x 2.30)

UPVC double glazed window to the front elevation and spotlights to the ceiling . Gas central heated radiator.

Landing

6'1" x 15'2" (1.85 x 4.62)

Access to all four double bedrooms with a storage cupboard and loft access . Gas central heated radiator.

Main Bedroom

11'7" x 14'1" (3.53 x 4.30)

A range of full height fitted wardrobes running the full length of the wall, spotlights to the ceiling, TV sockets, a gas central heated radiator and double glazed window to the front elevation. Access into the ensuite.

Shower Room

8'12" x 5'7" (2.74 x 1.69)

A suite comprising of a double walk-in shower cubicle and complimentary tiling to the walls, low-level flush w/c and twin his and her sinks with chrome mixer taps and storage underneath. A full length and width wall mounted mirror with

feature lighting above. Shaving sockets, a chrome heater towel radiator and tiling to the floor. UPVC double glazed window.

Bedroom Two
11'12" x 12'3" (3.65 x 3.73)
A freestanding triple wardrobe, double glazed window to the front elevation, a gas central heated radiator below. Access door into ensuite.

WC
2'7" x 5'6" (0.80 x 1.68)
Low-level flush wc, sink with a chrome mixer tap, extractor fan and spotlights to the ceiling along with a wall mounted to shaver socket. Gas central heated radiator.

Bedroom Three
12'1" x 12'1" (3.68 x 3.68)
With a range of fixed wardrobes, UPVC double glazed window to the rear elevation and a gas central heated radiator below.

Bedroom Four
11'5" x 12'1" (3.49 x 3.68)
With a range of fixed wardrobes, UPVC double glazed window to the rear elevation and a gas central heated radiator below.

Bathroom
8'4" x 6'12" (2.54 x 2.13)
Suite comprising of a freestanding bath tub with chrome mixer tap, hand wash basin with a chrome mixer tap, a low-level flush wc and a corner walk-in shower cubicle with a mains feed chrome shower and controls. Chrome heated towel radiator. Part tiling to the walls and tiling to the floor. To the ceiling there are spotlights and an extractor fan. UPVC double glazed window to the rear elevation.

Garage
17'4" x 17'9" (5.28 x 5.42)
There is a detached separate garage with an electric door, power and light for storage needs. Workshop with potential to develop (subject to planning)

External
The property is accessed via a private shared driveway of only two properties. The property is separated via iron electric gates. Tarmac driveway. A front garden and ample parking. To the rear, there is a lawned garden fenced around, with an Indian Stone patio.

Disclaimer
In accordance with the Estate Agents Act 1979, we disclose that a member of the Park Row team is a relative of the owner of this property.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

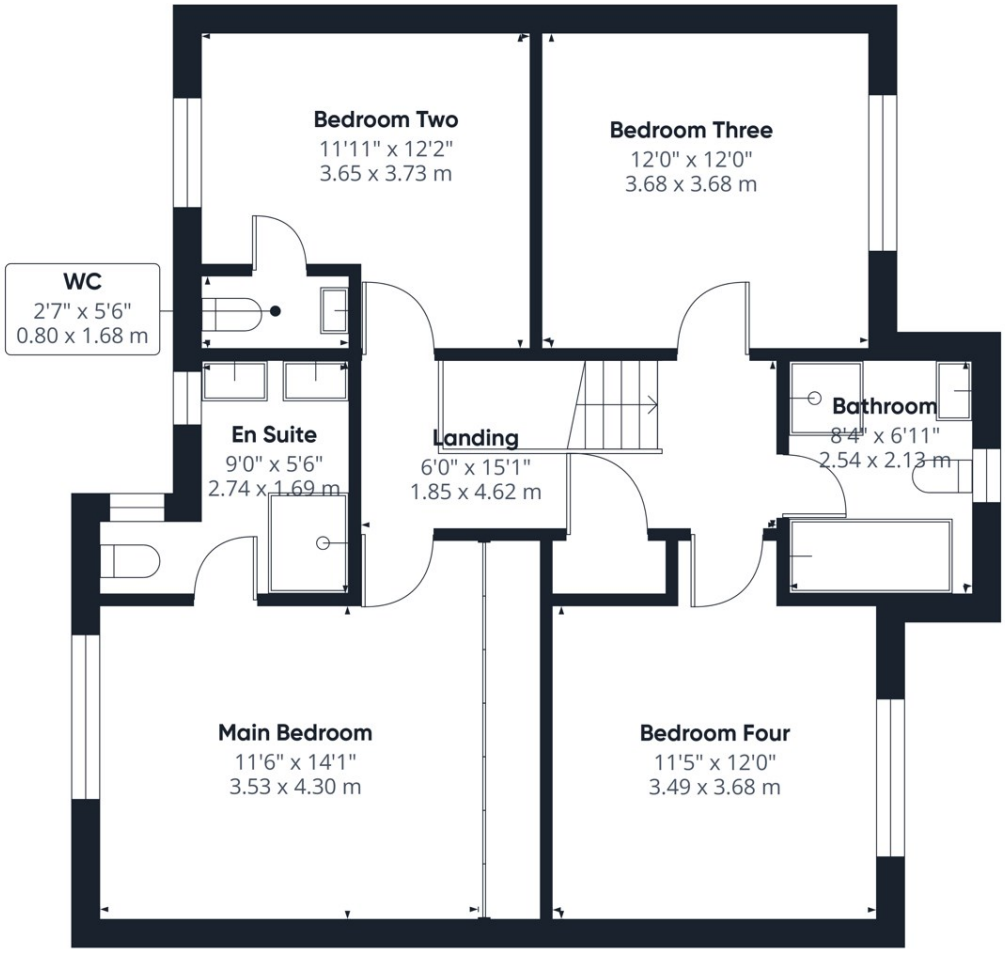
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 1 Building 1

Approximate total area(1)

856 ft²

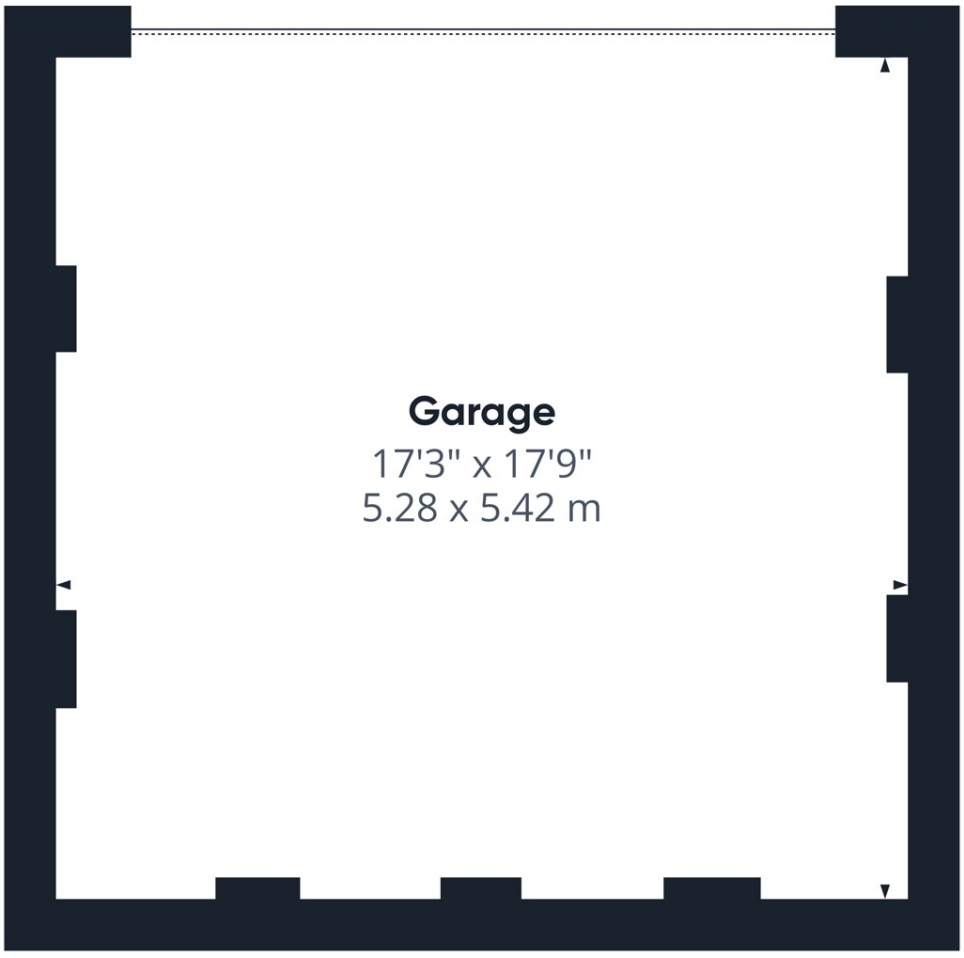
79.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

Approximate total area(1)

311 ft²

28.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

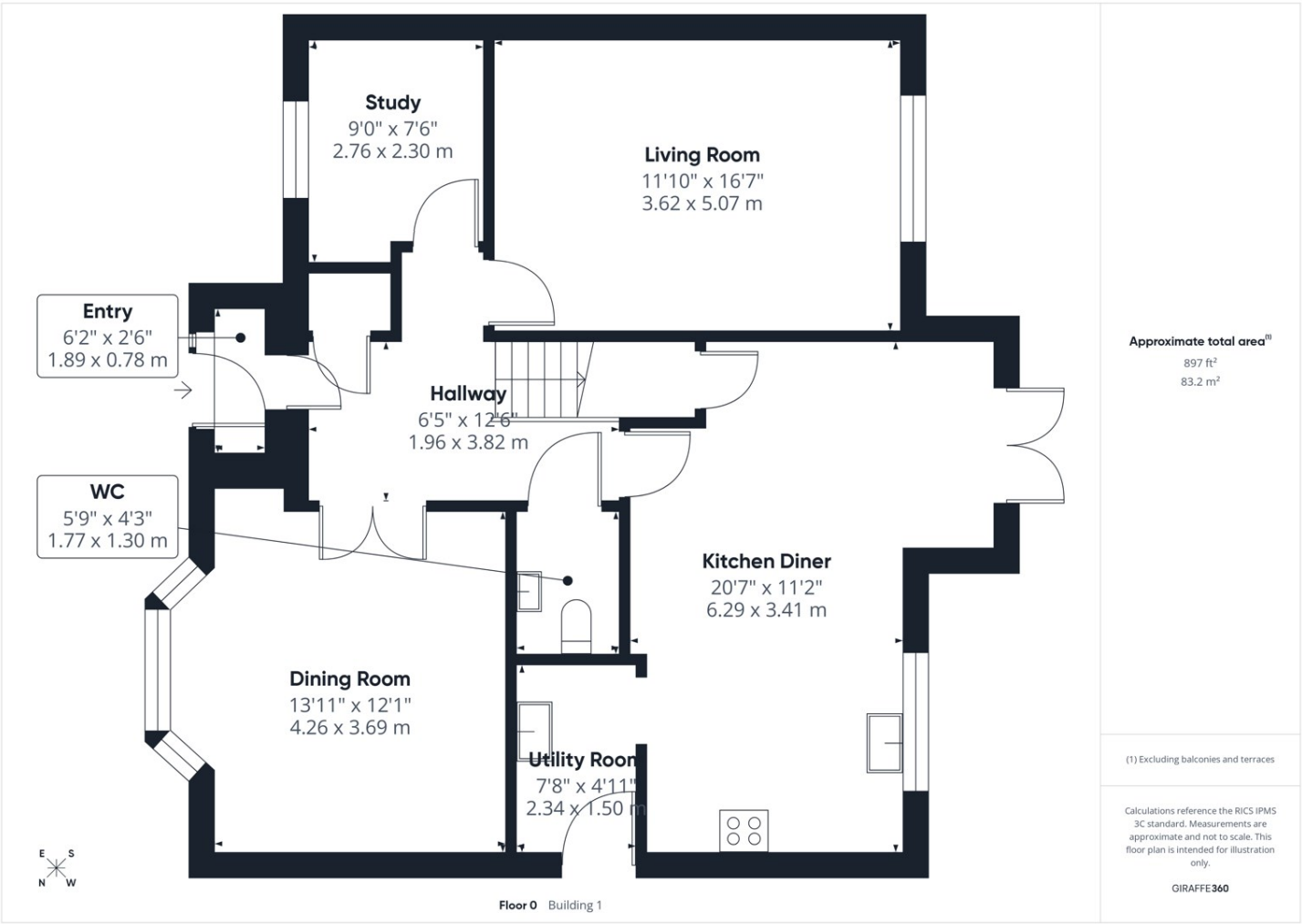
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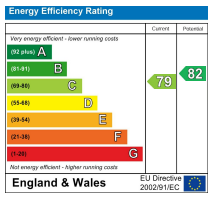
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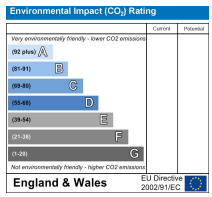












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