



Edgehill, 9 Backhouse Lane For Sale £675,000

Woolley, Wakefield, WF4 2LB

Holroyd Miller have pleasure in offering For Sale this extremely spacious, extended, well presented detached family home occupying a sought after and enviable position in this ever-popular village of Woolley, south of Wakefield city centre. Having stunning countryside views to the rear. Only an internal inspection can fully reveal all that is on offer, briefly comprising; entrance porch opening to hallway, with ground floor cloakroom/wc, stunning through lounge with bi-folding doors leading on to the rear garden and making the most of the views, formal dining room, well equipped breakfast kitchen with a range of light oak shaker units, granite worktops and centre island, adjacent utility room, ground floor home office. To the first floor: four double bedrooms, the master bedroom suite offers vaulted ceiling, full height windows and patio doors leading through to balcony, making the most of the views, opening to en suite shower room, house bathroom furnished with modern contemporary style suite with walk-in shower, inset bath. Outside, ample off-street parking leading to integral garage, neat and well-kept gardens to front, side and rear, making the most of the views. Situated in the heart of this sought-after village, having easy access to the M1 motorway network at either Junction 38 or 39, ideal for those wishing to travel to Leeds or Sheffield. For those looking for the country life with an abundance of walks on your doorstep, together with village hall and local golf course literally on your doorstep, this is possibly the life for you, yet Wakefield offers excellent schooling and facilities only a short drive away. Viewing is essential.

ENTRANCE PORCH

With double glazed entrance door and windows. Leads to:

INNER HALLWAY

With walnut flooring, single panel radiator.

CLOAKROOM

Having wash hand basin, low flush wc, tiling, double glazed window, chrome heated towel rail.

THROUGH LIVING ROOM

22' 10" x 13' 10" (6.96m x 4.22m)

A light and airy room with double glazed window to front, bi-folding doors, making the most of the stunning countryside views, leading on to the rear garden, downlighting to the ceiling, solid walnut flooring, central heating radiator.

FORMAL DINING ROOM

14' 10" x 10' 2" (4.53m x 3.12m)

Situated to the front of the property with double glazed window, walnut flooring, central heating radiator.

BREAKFAST KITCHEN

15' 1" x 13' 6" (4.60m x 4.13m) Max.

Superbly appointed with a range of light oak shaker style fronted wall and base units, contrasting granite worktops, built in double oven, induction hob with extractor hood over, stainless steel sink unit single drainer with mixer tap units, integrated dishwasher, downlighting to the ceiling, feature display units, understairs storage cupboard, walnut flooring, two double glazed windows making the most of the views.

UTILITY ROOM

9' 2" x 5' 5" (2.80m x 1.66m)

With plumbing for automatic washing machine, double glazed window, rear entrance door, access to garage.

HOME OFFICE

8' 7" x 9' 1" (2.64m x 2.78m)

With dual aspect double glazed window, central heating radiator.

STAIRS LEADS TO

FIRST FLOOR LANDING

With oak balustrade with glass inset.

MASTER BEDROOM SUITE

27' 0" x 14' 11" (8.23m x 4.56m) overall

A stunning master bedroom with feature vaulted ceiling with exposed beam work, feature double glazed arch window to the front, patio doors full height provides stunning views over adjacent countryside with access on to the balcony, feature period style radiators, walnut flooring and opening to:

EN SUITE SHOWER ROOM

With walk-in shower, being tiled, with Raindance shower head, wash hand basin and set-in vanity unit, low flush wc, chrome heated towel rail, downlighting to the ceiling and feature arched double glazed window, tiled floor with ambient lighting.

HOUSE BATHROOM

Furnished with contemporary style suite with wall hung wash hand basin and low flush wc, inset bath with mixer shower tap, walk-in shower with glass screen being fully tiled, downlighting to the ceiling, storage cupboard, feature radiator.

BEDROOM TO REAR

13' 3" x 8' 3" (4.04m x 2.54m)

Built in wardrobes, double glazed window with views, central heating radiator.

BEDROOM TO REAR

16' 1" x 9' 11" (4.91m x 3.03m)

With two double glazed windows, built in sliding wardrobes, single panel radiator.

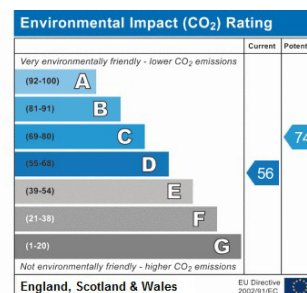
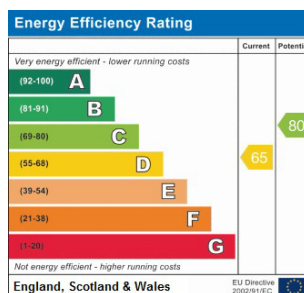
BEDROOM TO FRONT

11' 0" x 9' 5" (3.37m x 2.88m)

Again with built-in sliding wardrobes, double glazed window, central heating radiator.

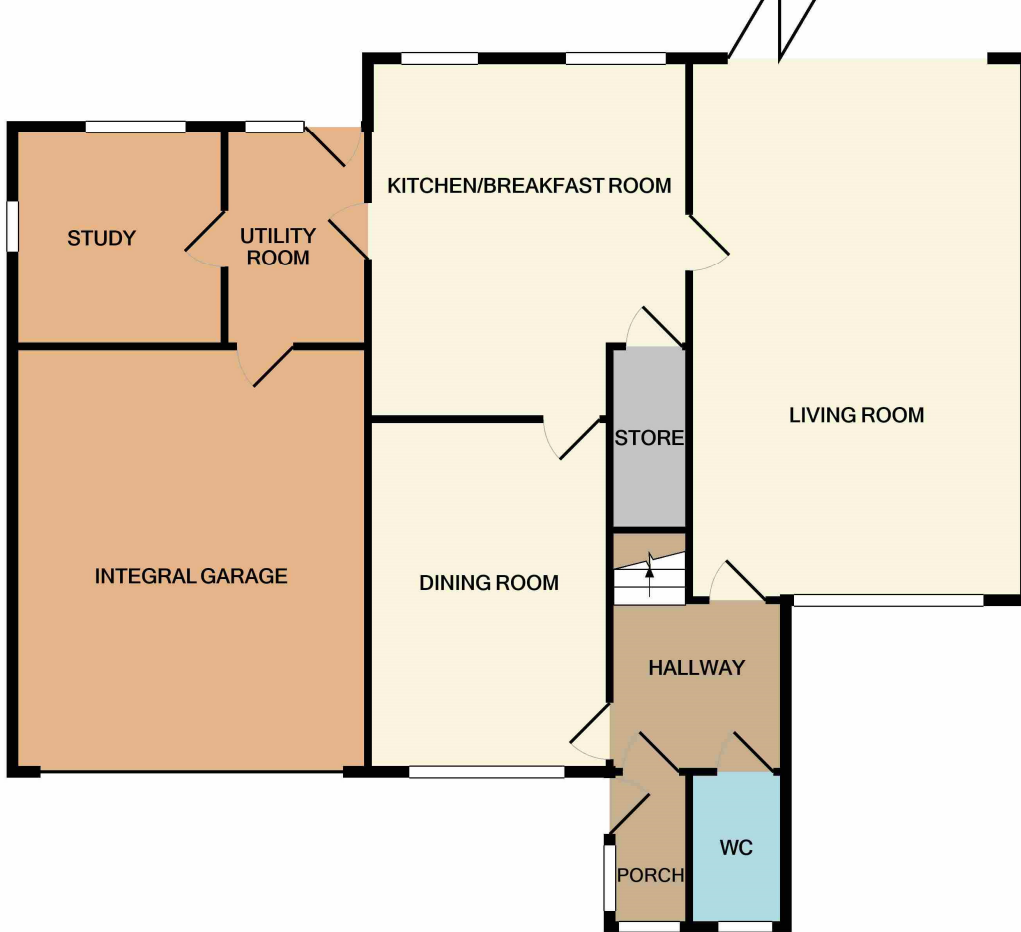
OUTSIDE

The property has double width driveway providing ample off street parking leading to integral garage 4.67m x 5.52m, with up and over door, power and light laid on, central heating boiler, access door to utility room. Lawned garden to the front with mature trees and shrubs, gives access to the side, a further lawned garden area leading to the rear garden with feature decking area with concealed lighting, paved patio, extensive lawned garden area, making the most of the views over the adjacent countryside.

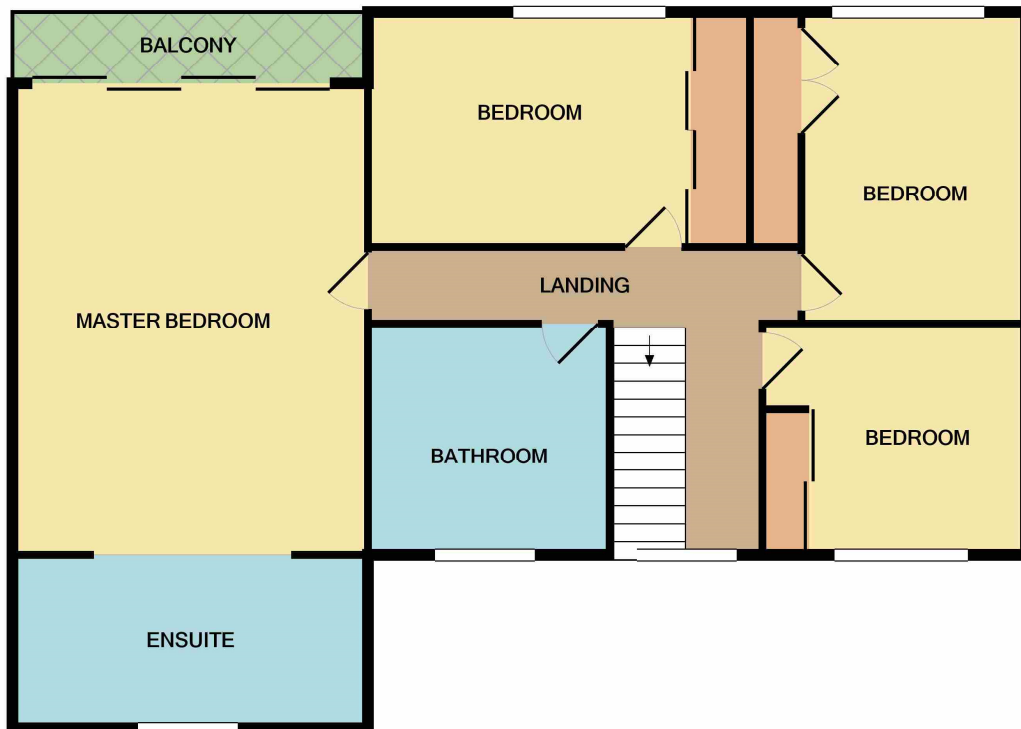








GROUND FLOOR



1ST FLOOR