



17A Stoney Lane

Chapelthorpe, Wakefield, WF4 3JN

Offers in the Region of
£600,000

Backing onto countryside, on the fringe of this regarded village, Holroyd Miller are delighted to offer for sale this substantial, recently constructed, thoughtfully designed family home, set back from the road and offering true spacious family living. Chapelthorpe is convenient for Newmillerdam, Bretton and Pugneys country parks and is well positioned for access to the M1 at J39 heading north to Leeds and J38 south for Sheffield. The Property has gas central heating with underfloor heating to the ground floor and also benefits from solar panels. Only an inspection inside and out can reveal the spacious accommodation on offer and position enjoyed. The accommodation provides a spacious "L" shaped entrance hall with elegant oak staircase leading to first floor landing, lounge, study, sitting room/dining room/sun lounge open to stylish kitchen with utility room off, music room/second study/playroom, cloakroom, ground floor wc. Off the first floor landing are four double bedrooms, master with en-suite shower room and house bathroom. Externally, there is multi car parking and an attached oversized double garage with light and power. The rear garden features a large patio area and a garden to lawn with fields beyond. An early appointment is therefore strongly advised as homes on Stoney Lane of this nature rarely come to the market.

"L" SHAPED ENTRANCE HALL

A substantial entrance hall with Karndean tiled floor, underfloor heating with doors off to music room/study, cloakroom, ground floor wc, door leading to contemporary living zone of kitchen and sitting room/dining room, separate lounge and additional study, delightful oak staircase with spindles leading to first floor landing, UPVC window.

STUDY

14' 0" x 8' 3" (4.27m x 2.53m)

A delightful study enjoying views across the front of the property with heated tiled floor, UPVC window and downlighters.

LOUNGE

14' 0" x 15' 7" (4.27m x 4.75m) max

A light and sunny lounge featuring an inset fire, tiled floor, UPVC window, door leading to contemporary living zone.

SITTING ROOM/DINING ROOM/SUN LOUNGE

12' 0" x 20' 8" (3.66m x 6.31m)

Features delightful bi-fold doors in the sun lounge area with access to stone patio and garden beyond, heated tiled floor, opens to...

KITCHEN AREA

15' 6" x 13' 5" (4.74m x 4.11m)

With painted oak fronted units, granite work surfaces and breakfast bar, underset one and half bowl sink with swan neck mixer tap, siemens electric hob with hood over, two siemens multi-function ovens under, dishwasher, pan drawers, cupboards, integrated fridge, UPVC window providing delightful views over the rear garden and views beyond, heated tiled floor and door leading to Utility room.

UTILITY ROOM

9' 5" x 7' 4" (2.89m x 2.25m)

Fitted with a range of gloss cream fronted wall and base units with roll top work surface, inset stainless steel sink, space and plumbing for washing machine and space for dryer.

DOWNSTAIRS WC

7' 9" x 4' 0" (2.38m x 1.23m)

With a white and chrome suite, dual flush wc, vanity hand wash basin with monobloc mixer and cupboards below, UPVC window.

CLOAKROOM

7' 9" x 5' 8" (2.38m x 1.74m)

UPVC window, tiled floor.

MUSIC ROOM/PLAYROOM

17' 7" x 10' 1" (5.37m x 3.08m)

UPVC window, heated tiled floor, downlighters (please note that there is a bank of eight twin sockets making this ideal as a study room or music practice room)

FIRST FLOOR LANDING

Loft access

MASTER BEDROOM

16' 2" x 13' 8" (4.93m x 4.19m)

A delightful double bedroom enjoying far reaching views across countryside and views over the garden, radiator beneath UPVC window, doors to en-suite shower room.

ENSUITE SHOWER ROOM

7' 3" x 7' 4" (2.21m x 2.25m)

With a white suite, oversized shower enclosure with rainfall and rinser shower, dual flush wc, pedestal wash hand basin, monobloc mixer, heated towel rail, illuminated mirror, downlighters, extractor fan, UPVC window.

BEDROOM TWO

13' 11" x 12' 9" (4.26m x 3.9m)

A delightful bedroom enjoying far reaching views over countryside, radiator beneath UPVC window.

BEDROOM THREE

13' 5" x 10' 5" (4.11m x 3.19m)

A spacious double bedroom enjoying far reaching views over countryside, radiator beneath UPVC window.

BEDROOM FOUR

13' 11" x 11' 3" (4.26m x 3.43m) max

A spacious fourth double bedroom with radiator beneath UPVC window.

HOUSE BATHROOM

6' 8" x 9' 6" (2.04m x 2.91m)

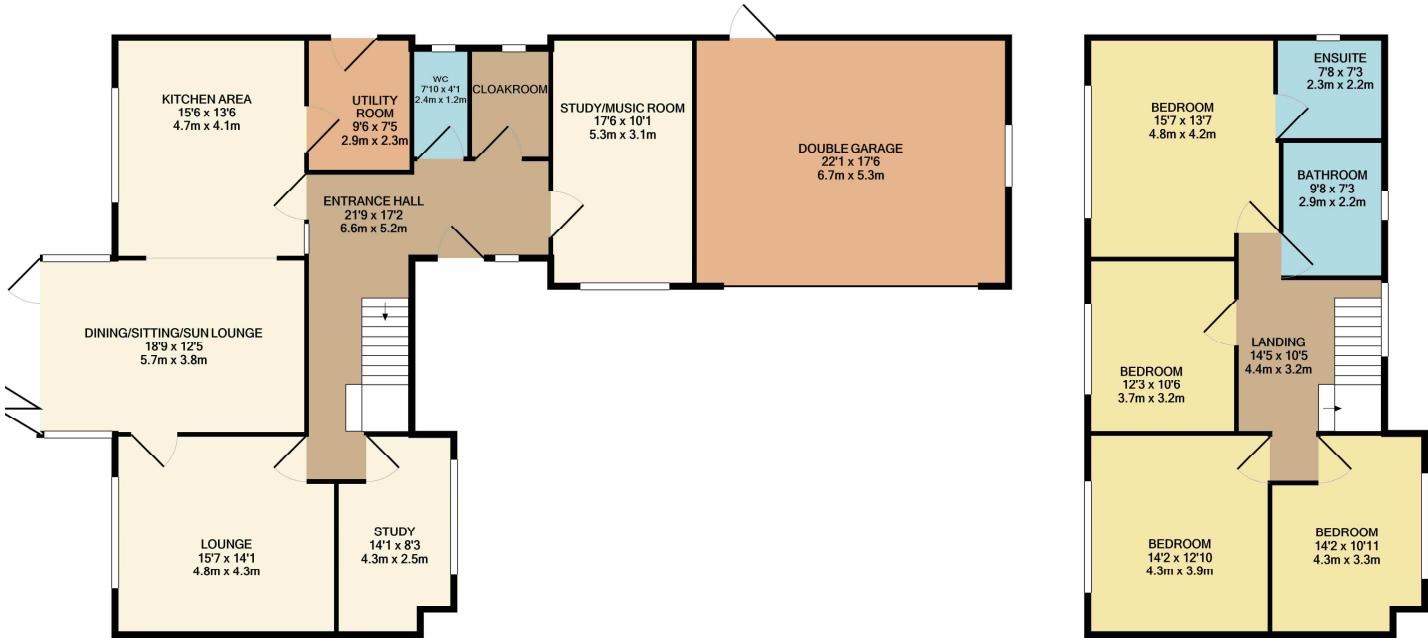
Fitted with a white suite, rectangular panelled bath, quadrant shower enclosure, pedestal wash hand basin with mirror above, low flush w/c, downlighters and extractor fan.

OUTSIDE

Set back from the road and of a low maintenance design, large sweeping block paved drive leading to attached double garage measuring (5.55m x 6.71m) with remote electric door, light and power and personal door to rear. Additionally, the gardens are of a low maintenance design and offer potential for those searching for space suitable for a caravan or motorhome, with access around both sides of the property to the rear garden, a large stone patio, low maintenance gravel areas beyond which there is a garden set mainly to lawn with flowering shrub borders. The property also has benefits of Solar Photovoltaic System panels which are owned outright (for further details please contact this office).







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	95 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		