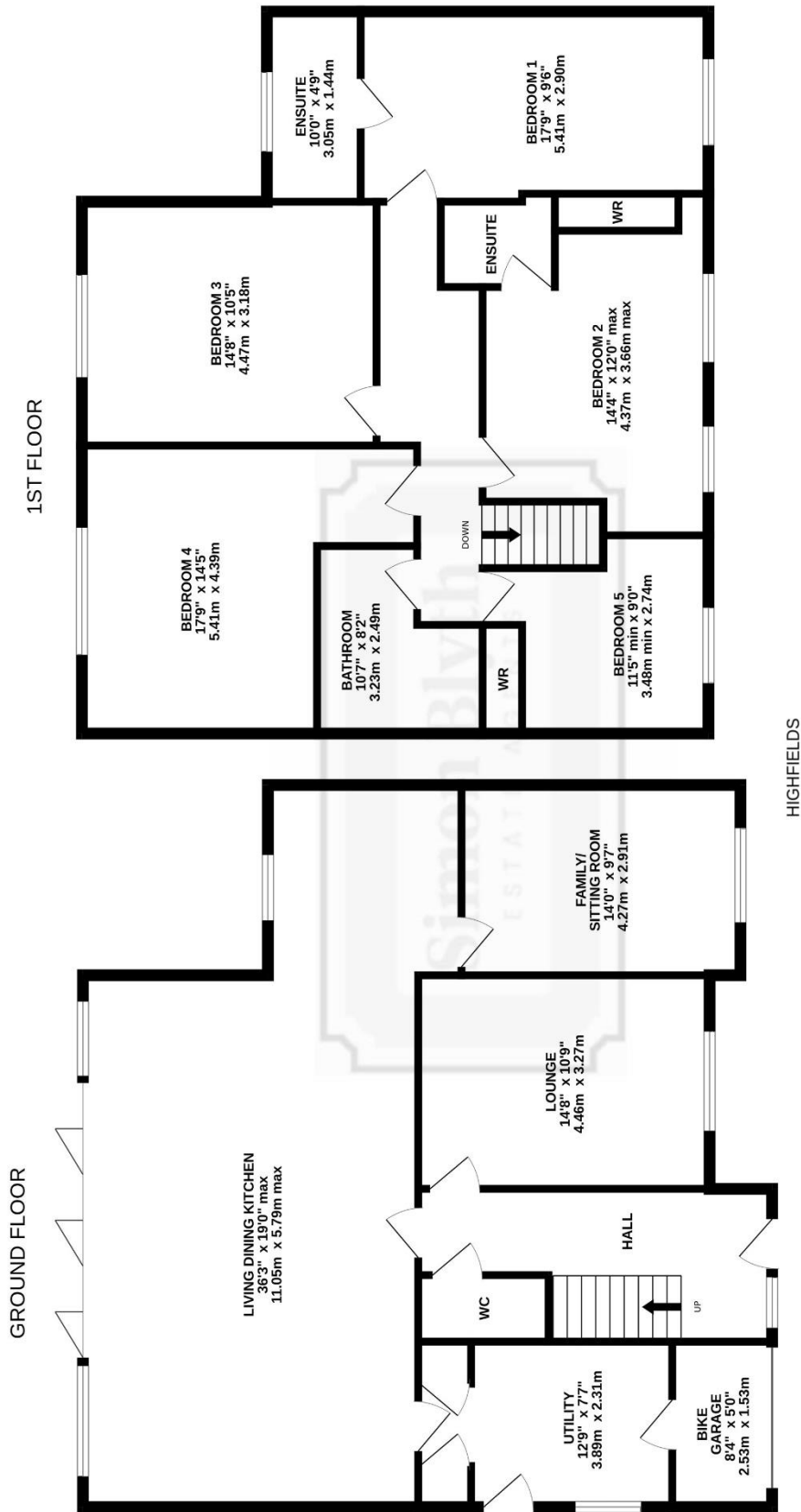


Simon Blyth
ESTATE AGENTS



ELEVEN, HIGHFIELDS, NETHERTON, WAKEFIELD, WF4 4ST



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

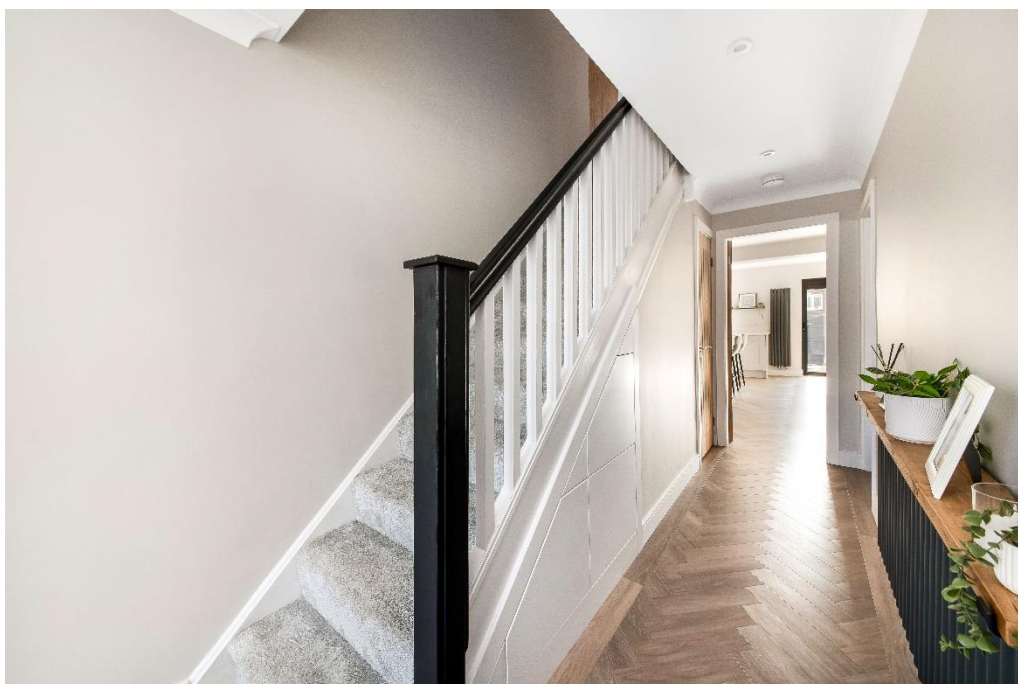
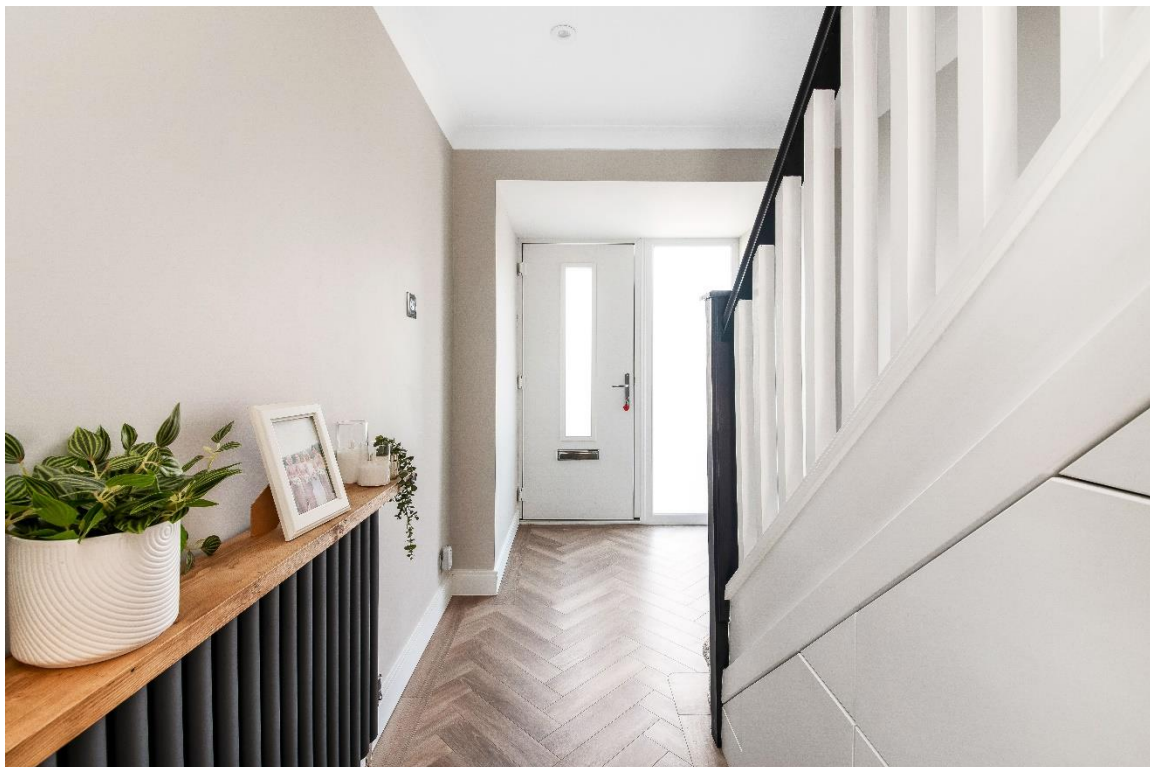
SUPERBLY EXTENDED AND FANTASTICALLY UPDATED, THIS FIVE BEDROOMED MODERN DETACHED FAMILY HOME HAS SUPERB ENCLOSED LANDSCAPED GARDENS OF A LOW MAINTENANCE NATURE YET PROVIDING AMPLE SPACE FOR A GROWING FAMILY. THE HOME INCLUDES A TRULY REMARKABLE DINING LIVING KITCHEN, 36'3" X 19'0" MAX WITH BI-FOLDING DOORS OUT TO GARDENS INCLUDING SITTING, DINING AND SUPERB KITCHEN AREA. THERE IS A FAMILY ROOM/SECOND SITTING ROOM OFF THIS LARGE DINING LIVING KITCHEN, TOGETHER WITH A SEPARATE LOUNGE OFF THE IMPRESSIVE HALLWAY, DOWNSTAIRS W.C. AND VERY LARGE WELL EQUIPPED UTILITY ROOM. THERE ARE FIVE BEDROOMS, FOUR OF WHICH ARE, WITHOUT DOUBT, LARGE DOUBLES, TWO SERVED BY EN-SUITES AND A HIGH QUALITY BRAND NEW BATHROOM. WITH A LARGE BRICK SET DRIVEWAY AND BICYCLE GARAGE, THE HOME OCCUPIES A PLEASANT CUL-DE-SAC LOCATION IN THIS MUCH ADMIRERD, HIGHLY COMMUTABLE LOCATION. THE HOME, WHICH HAS HIGH SPECIFICATION FITTINGS THROUGHOUT, HAS THE USUAL MODERN APPOINTMENTS AND FOR THOSE WHO SEEK A HUGE AMOUNT OF SPACE AND A LARGE AMOUNT OF STYLE FOR A COMPETITIVE PRICE MUST VIEW INTERNALLY TO FULLY APPRECIATE WHAT IS ON OFFER.

Offers around £580,000

GROUND FLOOR

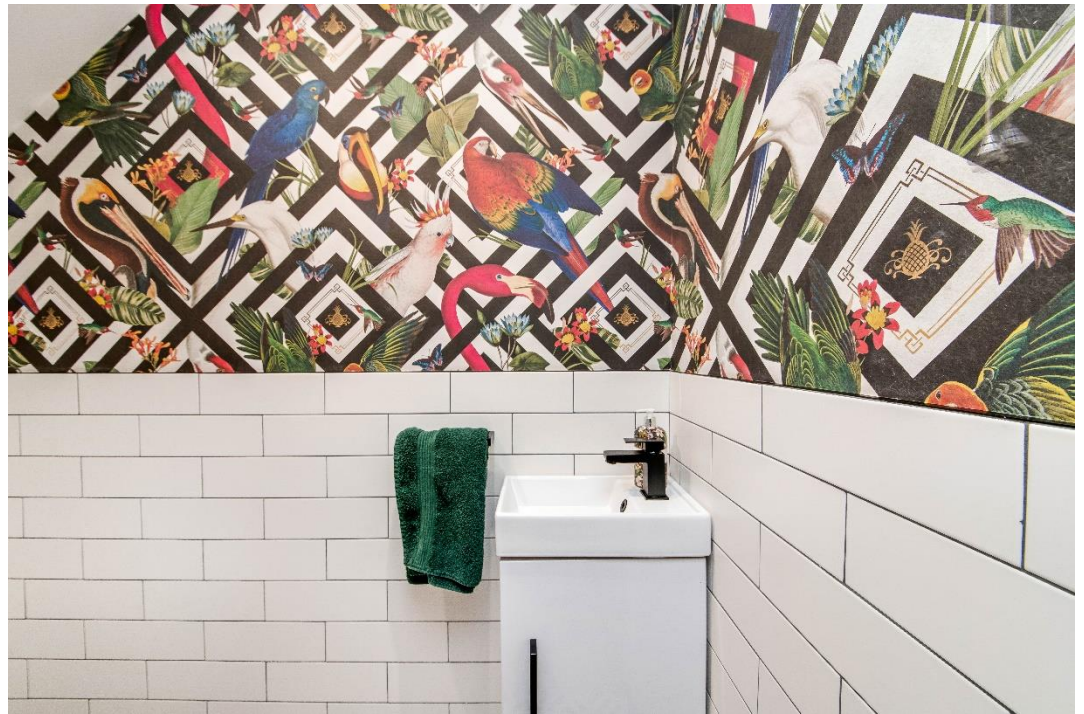
ENTRANCE HALL

Stylish entrance door with inset etched glazing and matching glazed side window gives access through to the particularly impressive entrance hallway. This entrance hallway is of a good size, has delightful flooring, inset spotlighting to the ceiling and a stylish central heating radiator. There is spindle balustrading and newel posts to the staircase and a stylish door, similar to those found throughout the entire house, gives access to the downstairs W.C.



DOWNSTAIRS W.C.

This is beautifully appointed with ceramic tiled flooring, ceramic tiling to the half-height, high quality inset spotlighting, good quality décor, low-level W.C. with concealed cistern and stylish wash hand basin.



LOUNGE

Measurements – 14'8" x 10'9" (4.46m x 3.27m)

Doorway leads through to the lounge. This, as the photography suggests, is a particularly stylish room once again. It has a broad bay style window, coving to the ceiling, a central ceiling light point, particularly attractive fireplace with high specification fire and high quality flooring.



LIVING DINING KITCHEN

Measurements – 36'3" x 19'0" (11.05m x 5.79m)

Doorway leads through to the superb living dining kitchen. This is of a huge size and overlooks the property's rear gardens courtesy of a variety of windows and centrally located bi-folding doors. The room has a continuation of the high quality flooring from the hallway providing a superb feeling of style. The room has many features including inset spotlighting to the ceiling, a chandelier point above the breakfast bar/island, is also wired for Bluetooth sound with provisions for a wall mounted TV. The room has stylish central heating radiators and the kitchen is fitted with a fabulous range of high quality units, these at both the high and low level. The photographs perhaps best demonstrate the kitchen; it is magnificent and enjoys a lovely view out over the property's delightful rear gardens. The Quartz working surfaces are fabulous and this, with the island unit, extends to form a good sized breakfast bar. There is an integrated wine fridge and further storage cupboards. The units are found at both the high and low level and have an inset induction hob with high specification stylish stainless steel extractor fan above. There is an integrated dishwasher and pull out trash drawer, twin ceramic sinks with stylish mixer taps above, integrated microwave, double oven and fridge and freezer.









UTILITY

Measurements – 12'0" x 7'7" (3.89m x 2.31m)

The flooring continues through to the utility room. This is of a very good size and has been carefully crafted from the rear section of the garage to make it much larger and much more suitable for the large family home. It has inset spotlighting to the ceiling, tasteful décor, stylish door giving access out to the side, a window, sink unit with mixer tap above, plumbing for an automatic washing machine, space for a dryer and units at both the high and low level. There are two integrated cupboards, one of which houses the hot water tank, the other which is home for the gas fired central heating boiler.



BIKE GARAGE

Measurements – 8'4" x 5'0" (2.53m x 1.53m)

A personnel door leads through to the garage. This cycle/tool garage has automatically operated door to the front, automatic lighting and roller style shutter door.

FAMILY/SITTING ROOM

Measurements – 14'0" x 9'7" (4.27m x 2.91m)

From the living dining kitchen, a door provides access to the good sized family/sitting room which is a versatile room. This secondary reception room has beautiful, carpeted flooring, a bank of windows to the front elevation providing a wealth of natural light and a delightful outlook, provisions for a wall mounted TV, a central heating radiator and a central ceiling light point.



FIRST FLOOR

FIRST FLOOR LANDING

Staircase rises up to the first floor landing. This first floor landing is of a particularly good size and has loft access point, inset spotlighting to the ceiling, and once again the stylish doors. These stylish doors lead through to the following rooms.



BEDROOM ONE

Measurements – 17'9" x 9'6" (5.41m x 2.90m)

This beautiful double room with an outlook to the front, in-built robes, storage cupboards and dressing table. There are provisions for a wall mounted TV, lights operated by a dimmer switch and a doorway leads through to a recently updated en-suite shower room.





BEDROOM ONE EN-SUITE

Measurements – 19'0" x 6'8" (5.79m x 2.03m)

This large en-suite has twin wash hand basins with stylish mixer tap, mirror above and drawers beneath. There is a low-level W.C., fixed glazed screen shower with high quality fittings, a stylish vertical central heating radiator/heated towel rail, good sized window, inset spotlighting and an extractor fan.



BEDROOM TWO

Measurements – 14'4" x 12'0" (4.37m x 3.66m)

Once again, a large double en-suited bedroom with two windows giving an outlook to the front, inset spotlighting, a bank of in-built robes, a large amount of in-built bedroom furniture including a dressing table with drawers, bedside cabinets and high level cupboards. A doorway leads through to the en-suite.



BEDROOM TWO EN-SUITE

Fitted with a three piece suite in white that comprises of a low-level W.C., a vanity unit with wash hand basin, shower cubicle with glazed door, chrome central heating radiator/heated towel rail, ceramic tiling to the floor and the full ceiling height, inset spotlighting and an extractor fan.



BEDROOM THREE

Measurements – 14'8" x 10'5" (4.47m x 3.18m)

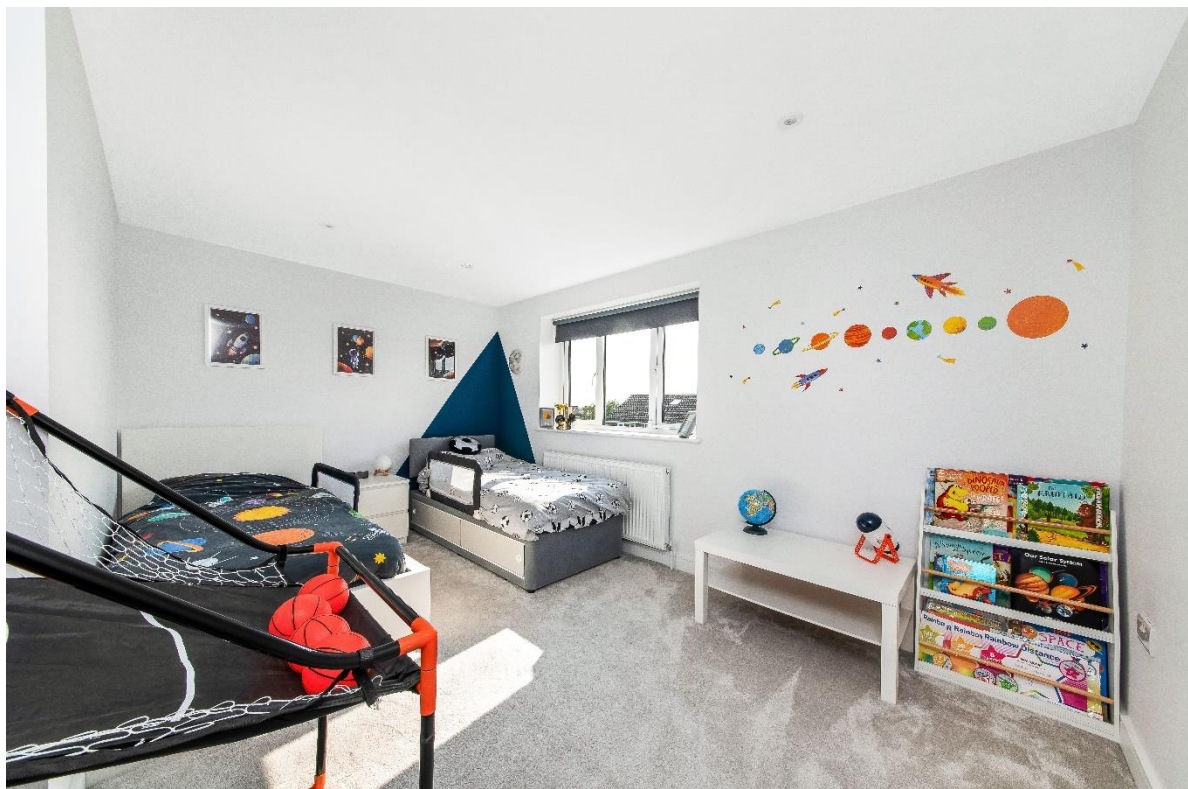
Positioned to the rear with a pleasant outlook, this large double bedroom once again is superbly presented and has inset spotlighting to the ceiling.



BEDROOM FOUR

Measurements – 17'9" x 14'5" (5.41m x 4.39m)

An interesting L-shaped large double room which is currently home for twin beds. This has a pleasant outlook over the rear gardens and beyond and has inset spotlighting to the ceiling.



BEDROOM FIVE

Measurements – 11'5" x 9'0" (3.48m x 2.74m)

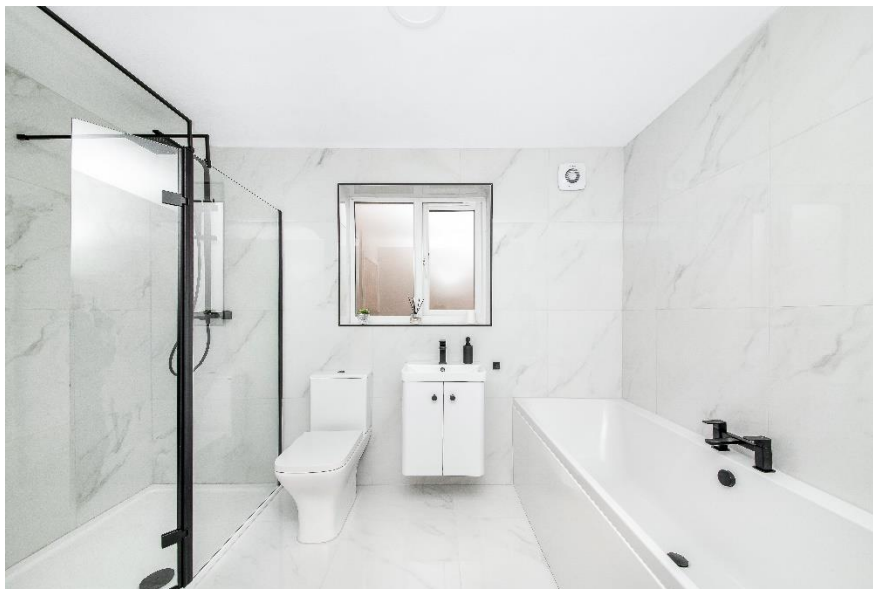
A good sized room currently being utilised as a home office. There is a bank of in-built robes/storage cupboards, display plinth, storage cupboard above the staircase and window to the front. With attractive flooring, there is a central ceiling light point.

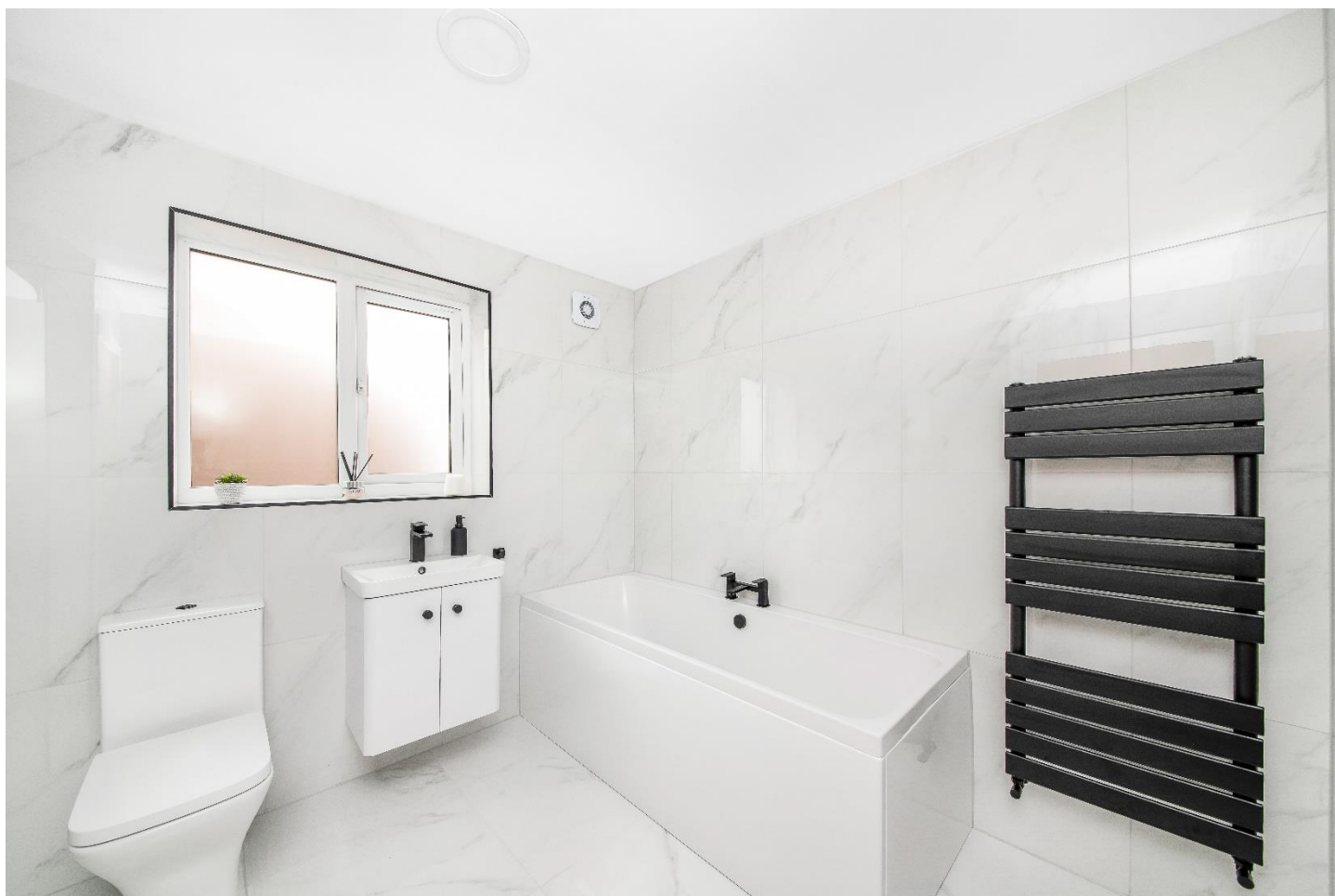


HOUSE BATHROOM

Measurements – 10'7" x 8'2" (3.23m x 2.49m)

The house bathroom is of a good size and has a good sized obscured glazed window, a central ceiling light point and an extractor fan. At the time this brochure was being collated, the property's bathroom was mid refurbishment with newly plastered walls and a high quality joinery and plastering taking place. This comprises of a four piece suite including stylish bath, separate shower, low-level W.C. and wash hand basin. The bathroom will also have a heated towel rail. This bathroom is now completely finished with brand new, high specification fittings which is a truly special addition to the home.





OUTSIDE

To the front the property has a large brick set driveway providing parking for a number of vehicles and giving access to the garage door. This automatic garage door leads through to the former garage which has been partially converted into the utility room. It still, however, provides useful storage space for bikes and the like.

GARDENS

The front of the property has pleasant gardens with raised shrub beds and shaped lawn. A pathway to the side with a gate is a continuation of the brick set paving and leads around to the superb rear gardens. The rear gardens are quite simply fabulous. They have been subject to a superb landscaping scheme which takes full advantage of the property's aspect including magnificent stone flagged areas including a sunny seating area with a gazebo above. There is artificial lawn, ideal for the household's three boys to enjoy football and swings. This delightful garden area is presented to a particularly high standard and has high quality fencing creating a superb well established and stylish boundary. To the side, there is a further play/storage area.







PROPERTY VIEWING NOTES -

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ADDITIONAL INFORMATION

It should be noted that the home has gas fired central heating, double glazing and external lighting. Carpets, curtains and certain extras may be available by separate negotiation.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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