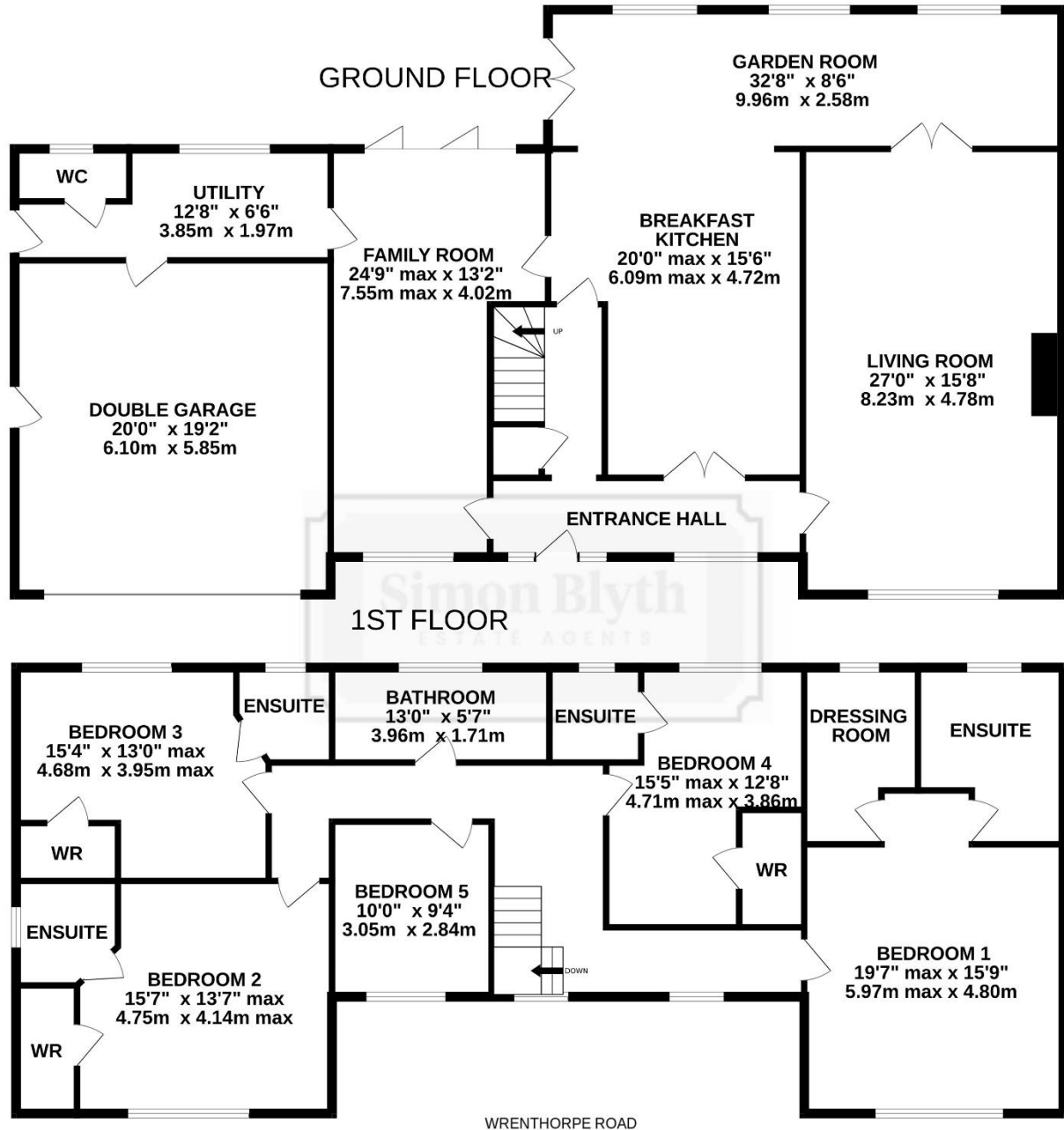




**CHURCH VIEW HOUSE, WRENTHORPE ROAD, WRENTHORPE, WF2 0JS**

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## PROPERTY DESCRIPTION

A MOST IMPRESSIVE, DETACHED, FAMILY HOME OFFERING SPACIOUS ACCOMMODATION ACROSS TWO FLOORS AND OCCUPYING A PARTICULARLY LARGE PLOT. BOASTING IN AND OUT DRIVEWAY, TWO RECEPTION ROOMS, FIVE DOUBLE BEDROOMS, FOUR SERVED BY ENSUITES AND WALK-IN WARDROBES. CHURCH VIEW HOUSE IS CONVENIENTLY POSITIONED IN THE SOUGHT AFTER VILLAGE OF WRENTHORPE, CLOSE TO AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IN CLOSE PROXIMITY TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, spacious lounge with beautiful inglenook brick fireplace with cast iron stove, open-plan dining-kitchen and family room, second reception room, utility room, downstairs WC and double integral garage to the ground floor. To the first floor the principal bedroom is particularly large with ensuite bathroom and walk-in wardrobe, there are four further double bedrooms and the house bathroom, three with ensuite facilities and walk-in wardrobes. Externally the property is approached via an in-and-out driveway which has ample turning space, well stocked flower and shrub beds, to the rear is a fabulous garden, with two raised decking areas with glazed balustrade, a sheltered patio with pergola and lawn area with Koi pond and wild flower garden.

**Offers Around £835,000**

## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with adjoining windows to either side, both with leaded detailing into the entrance hall which features fabulous, exposed brick. The entrance hall enjoys a great deal of natural light which cascades through the double-glazed bank of windows with leaded detailing to the front elevation. There is high quality flooring with under floor heating, two ceiling light points and multi panel timber and double glazed doors provide access to the lounge, snug and open plan dining kitchen. A doorway then proceeds to the inner hallway.



## INNER HALLWAY

The high-quality flooring with under floor heating continues through into the inner hallway which features a kite winding staircase with wooden banister and Chamfered spindle balustrade proceeds to the first floor. There is a ceiling light point, a useful understairs storage cupboard and a multi panelled timber and glazed door proceeds to the open plan dining kitchen.

## LOUNGE

*Measurements – 27'0" x 15'8" (8.23m x 4.78m)*

As the photography suggests, the lounge is a fabulously proportioned reception room which enjoys a great deal of natural light with a bank of double glazed windows with leaded detailing to the front elevation. There are four wall light points, underfloor heating, twin timber and glazed doors proceeding to the formal dining room and the focal point of the room is the beautiful inglenook fireplace with a twin door cast iron multi fuel burning stove which is set upon a raised terracotta tiled half.





### SECOND RECEPTION ROOM/SNUG

Measurements – 24'9" max x 13'2" (7.55m max x 4.02m)

This versatile space can be utilised for a variety of uses and benefits from dual aspect windows with a bank of double-glazed windows with leaded detailing to the front elevation and double-glazed bi-folding doors to the rear elevation giving direct access to the rear decking and providing pleasant open aspect views. There is high quality flooring with under floor heating, a fabulous, exposed brick wall, three ceiling light points and a multi panelled timber and glazed door proceeds to the breakfast kitchen and into the utility room.



## UTILITY ROOM

Measurements – 12'8" x 6'6" (3.85m x 1.97m)

The utility room features fitted wall and base units with shaker style cupboard fronts and complementary rolled edge work surfaces over which incorporate a twin bowl ceramic sink unit with chrome pull out hose mixer tap. There is plumbing and provisions for an automatic washing machine, space for a tumble dryer and two large larder cabinets. There is tiling to the splash areas, two ceiling light points and laminate flooring with underfloor heating. The utility room has a multi-panelled door that provides access to the integral double garage and downstairs W.C. and a double-glazed external door with leaded detailing to the side elevation. Lastly, there is a bank of double-glazed windows to the rear elevation.



### DOWNSTAIRS W.C.

The downstairs W.C. features a modern, white two-piece suite of Roca manufacturer, comprising of a low-level W.C. with push button flush and a pedestal wash hand basin with chrome monobloc mixer tap. There is tiling to dado height, a double-glazed window with obscure glass and tiled stone to the rear elevation, a ceiling light point and under floor heating.



### INTEGRAL DOUBLE GARAGE

*Measurements – 20'0" x 19'2" (6.10m x 5.85m)*

The garage is particularly spacious and features an electric remote-controlled sectional up and over door. There is lighting and power in situ and it houses the property's wall mounted combination boiler, the hot water cylinder and there is a pedestrian access PVC door to the side elevation.

## OPEN PLAN DINING LIVING KITCHEN

Measurements –

BREAKFAST KITCHEN – 20'0" max x 15'6" (6.09m max x 4.72m)

GARDEN ROOM – 32'8" x 8'6" (9.96m x 2.58m)

### BREAKFAST KITCHEN

The breakfast kitchen features a wide range of fitted wall and base units with fixed frame shaker style cupboard fronts to the high and low level with complimentary granite work surfaces over which incorporate a ceramic Belfast sink unit with bevel drainer and brushed chrome mixer tap. The centre piece of the kitchen is a fabulous breakfast island with cupboards beneath and, again, a matching granite top. There is space and provisions for a six-ring Range cooker, tiling to the splash areas and integrated cooker hood over. The kitchen benefits from display shelving, under unit lighting, an integrated dishwasher, built in fridge and freezer units, a wine cooler and underfloor heating. This then seamlessly leads to the family room/formal dining room which is situated at the rear of the property. In regard to the kitchen there are pull out larder cabinets, soft closing drawers and doors and there is a full height fridge unit as well as an integrated fridge and freezer unit.



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### **FAMILY ROOM/FORMAL DINING ROOM**

This fabulous room connects to the breakfast kitchen and enjoys fabulous open aspect views and a great deal of natural light cascading through three double glazed banks of windows to the rear elevations providing open aspect views across the valley. There are exposed timber beams on display, underfloor heating, double glazed French doors to the side elevation giving access to the raised decking area and twin multi panelled, glazed doors then proceed back into the formal lounge.

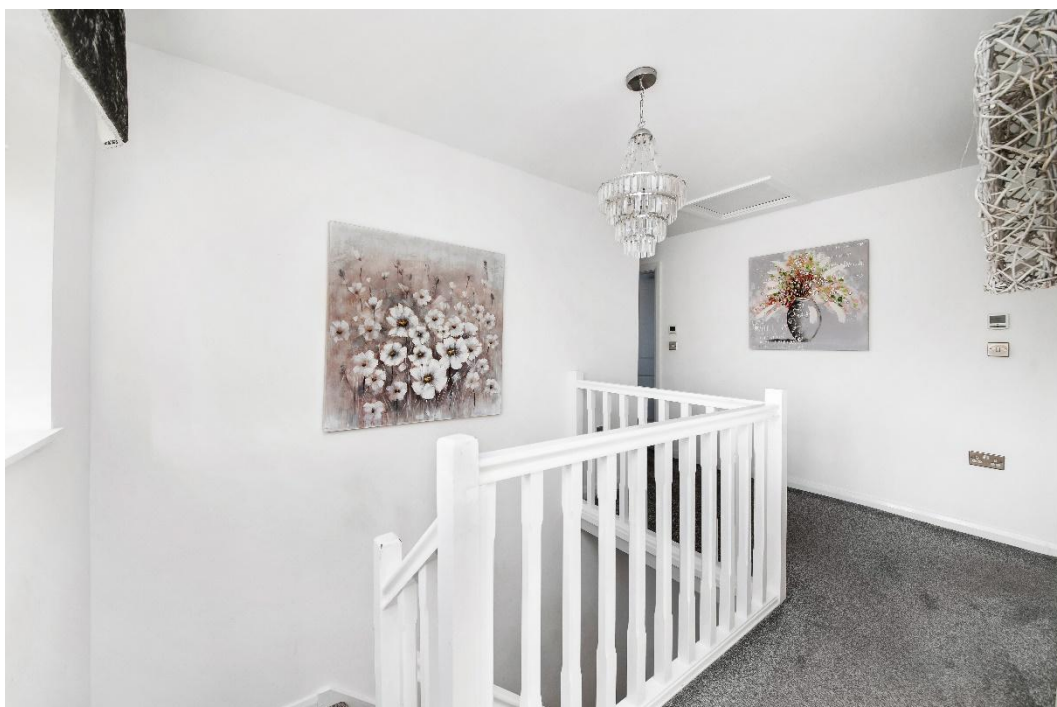
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## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first floor landing which features two banks of double-glazed windows with leaded detailing to the front elevation, a chandelier point above the stairwell head, a wooden banister with wooden balustrade over the staircase and there are three wall light points. There is also underfloor heating and a loft hatch provides access to a useful attic space with power and lighting in situ.



## BEDROOM ONE

Measurements – 19'7" max x 15'9" (5.97m max x 4.80m)

As the photography suggests, bedroom one is a fabulously proportioned double bedroom which has ample space for free standing furniture. The room lends itself to have a dressing area as well as space for free standing or fitted furniture. It features a bank of double-glazed windows to the front elevation with a pleasant view across Wrenthorpe Road. There is a central ceiling light point, underfloor heating and doors provide access to the en-suite bathroom and the walk-in wardrobe.

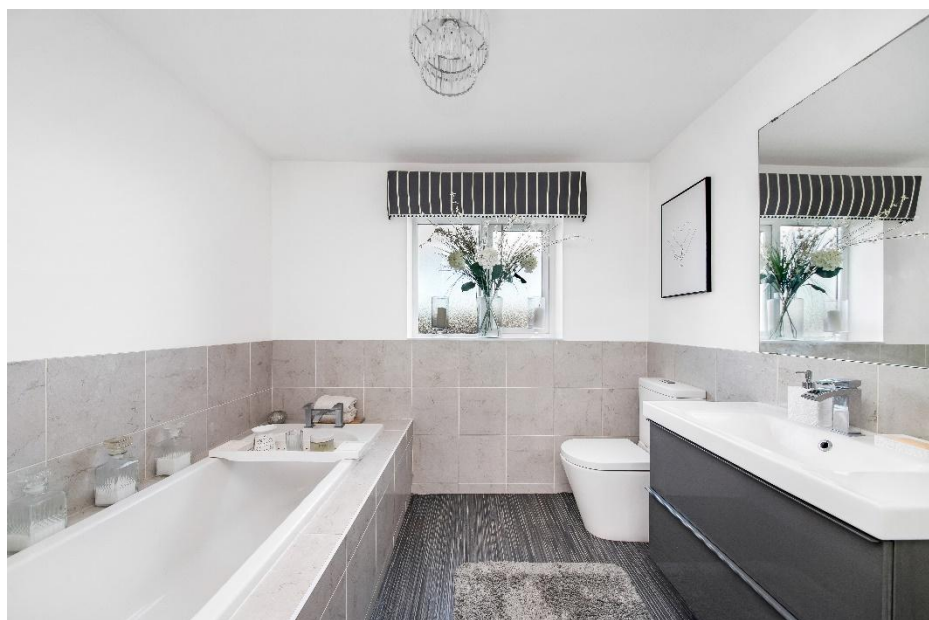


### BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe is furnished with built in wardrobes which have hanging rails and shelving in situ. There is a central ceiling light point, a secondary loft hatch and a double-glazed window to the rear elevation providing pleasant open aspect views across the valley.

### BEDROOM ONE EN-SUITE

The en-suite bathroom features a Roca three-piece modern contemporary suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower, a broad wall hung wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap, low level W.C. with push button flush and an inset bath with attractive tile surround. There is high quality flooring, tiling to the splash areas, a recessed spotlight with extractor vent to the ceiling, as well as a ceiling light point, a bank of double-glazed obscure glass windows to the rear elevation and underfloor heating.



## BEDROOM TWO

Measurements – 15'7" x 13'7" max (4.75m x 4.14m max)

Bedroom two is, again, a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, a central ceiling light point, underfloor heating and the room benefits from a walk-in wardrobe and en-suite shower room.



### **BEDROOM TWO WALK-IN WARDROBE**

The walk-in wardrobe features fitted shelving with hanging rails as well as ample space for a drawer unit and shoe shelving. There is a ceiling light point and carpeted flooring.

### **BEDROOM TWO EN-SUITE**

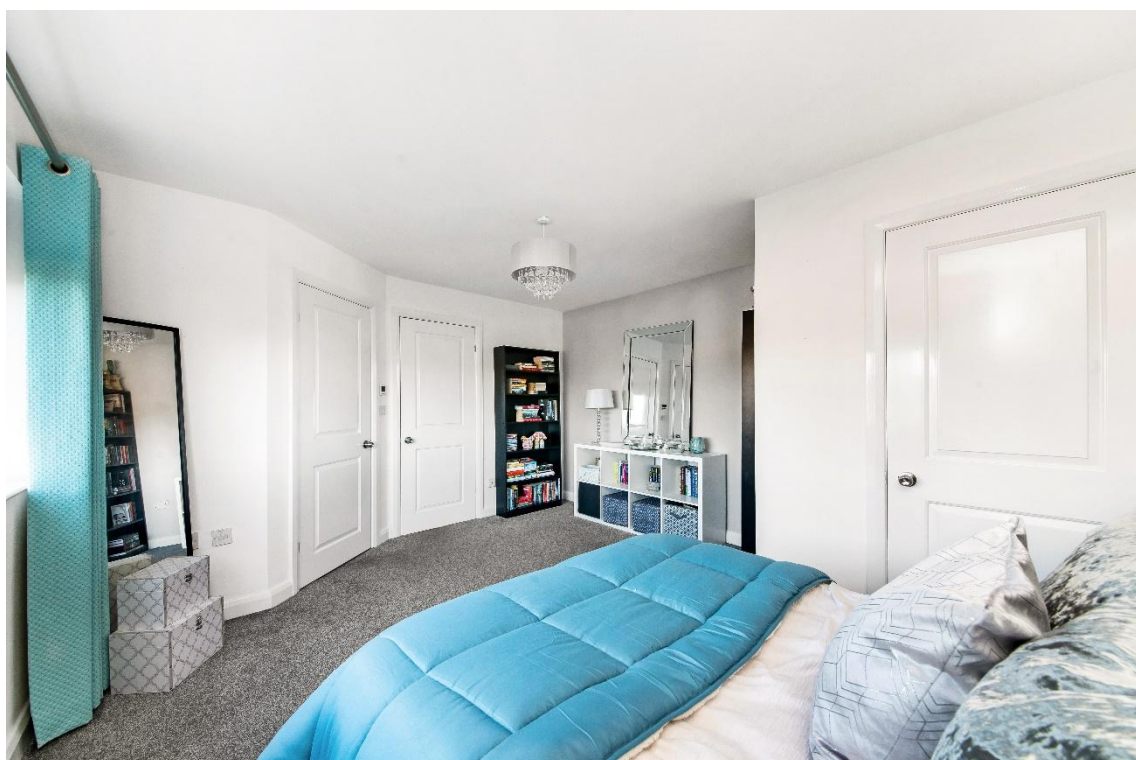
The en-suite comprises of a modern white Roca three-piece suite which has a quadrant style step inset shower cubicle with thermostatic shower, a low-level W.C. with push button flush and a broad wash hand basin with vanity drawers beneath and chrome monobloc mixer tap. There are attractive tiled walls a panel ceiling with inset spotlighting and an extractor vent, a chrome ladder style radiator, under floor heating and a double-glazed window with obscure glass to the side elevation.



### BEDROOM THREE

Measurements – 15'4" x 13'0" max (4.68m x 3.95m max)

Bedroom three is a light and airy double bedroom which has ample space for free standing furniture with under floor heating. It features a bank of double-glazed windows to the rear elevation with pleasant panoramic open aspect views over rooftops. There is a ceiling light point, a walk-in wardrobe and en-suite shower room facilities.



### **BEDROOM THREE WALK-IN WARDROBE**

The walk-in wardrobe features carpeted flooring, and a ceiling light point and benefits from fitted shelving with double hanging rails and shoe storage.

### **BEDROOM THREE EN-SUITE**

The en-suite shower room features a white Roca three-piece suite which comprises of a quadrant shower cubicle with thermostatic rainfall shower, low level W.C. with push button flush and a wall hung wash hand basin with chrome mixer tap. There is travertine tiling to the floor and splash areas, inset spotlighting to the ceiling, extractor fan and under floor heating. There is also a double-glazed window with obscure glass to the rear elevation.



## BEDROOM FOUR

Measurements – 15'5" max x 12'8" (4.71m max x 3.86m)

Bedroom four is a double bedroom with ample space for free standing furniture. The room features a bank of double-glazed windows to the rear elevation with pleasant open aspect views, a ceiling light point, underfloor heating, a walk-in wardrobe as well as an en-suite shower room.



### **BEDROOM FOUR WALK-IN WARDROBE**

The walk-in wardrobe features carpeted flooring, a ceiling light point and has display shelving and double hanging rail.

### **BEDROOM FOUR EN-SUITE**

The en-suite shower room features a modern contemporary Roca three-piece suite which comprises of a quadrant style shower cubicle with thermostatic rainfall shower, a low-level W.C. with push button flush and a wall hung wash hand basin with chrome mixer tap. There are travertine tile flooring and tiling to the splash areas, inset spotlighting to the ceilings, an extractor vent and a double-glazed window with obscure glass to the rear elevation and under floor heating.



## BEDROOM FIVE

*Measurements – 10'0" x 9'4" (3.05m x 2.84m)*

Bedroom five is situated at the front of the property and is a double bedroom with ample space for free standing furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, a central ceiling light point and underfloor heating.



## HOUSE BATHROOM

Measurements – 13'0" x 5'7" (3.96m x 1.71m)

The house bathroom features a modern white Roca four-piece suite which comprises of a quadrant style shower cubicle with thermostatic rainfall shower, a low-level W.C. with push button flush, a broad wall hung wash hand basin with chrome monobloc mixer tap and an inset bath with chrome taps and travertine tile surround. There is travertine tiling to the walls, skirting and splash areas, a bank of double-glazed windows with obscure glass to the rear elevation, a recessed light with extractor vent and ceiling light point and underfloor heating.



## OUTSIDE

### EXTERNAL FRONT

Externally to the front, the property benefits from an in and out driveway which provides off street parking for multiple vehicles and allows ample space for turning. There is a central timber pitched portico, external light and well stocked and mature flower and shrub beds. There are part hedged and walled boundaries and gates at either side of the property that enclose the rear gardens.

### EXTERNAL REAR

Externally to the rear the property enjoys an impressive and enclosed rear garden which features a raised decked area with timber banister and glazed balustrade which is an ideal space for alfresco dining, BBQ'ing and entertainment with direct access into the property through French doors into the family/formal dining room and bi-folding doors into the second reception room. The garden has been stocked with selection of trees, two ponds, one Koi and one wildlife, separated by a sleeper style bridge leading to a grass walkway around. From the top decking area there are steps that lead to a lower deck which is particularly sheltered and enjoys the afternoon and evening sun. From here, there are steps that lead to the main portion of the garden which features a flagged patio with timber pagoda and with mature laurel hedged boundaries. A patio then leads on to a flat lawn where there is a well-stocked flower and shrub bed as well as a beautiful pond with wildflower garden. Underneath the decking is a sheltered storage area and there are external lights, external security lights, external plug points and there are walled and part fence boundaries.







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**PROPERTY VIEWING NOTES:**



## **ADDITIONAL INFORMATION**

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – D

## **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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#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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