



Healey Croft, Woodhouse Lane, East Ardsley, Wakefield, WF3 2JS

A most impressive, detached family home, enjoying a high degree of privacy it is set in a generous plot in a highly regarded and sought after residential area. Extended to the rear it offers spacious and versatile living accommodation which seamlessly combine period features with everything required for modern day living.

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Healey Croft, Woodhouse Lane, East Ardsley, Wakefield, West Yorkshire, WF3

General Remarks

A fabulous opportunity to purchase a substantial detached family home ideally situated in a highly popular residential area with good local amenities and excellent transport links. Having high quality fixtures and fittings, underfloor heating and a solid wood floor to most of the ground floor it would make an ideal family home and a viewing is essential to fully appreciate everything this stunning property has to offer.

The ground floor accommodation comprises;- spacious entrance hall with stairs rising to the first floor and guest WC, spacious living room, a second reception room which would make an ideal office or guest bedroom having a Jack and Jill shower room, utility room, snug/bar area with an inset multi-fuel burner and a stunning extension to the rear.

Without doubt, the heart of this fabulous property is the generous extension that has underfloor heating, added in 2022 to accommodate a family area, dining area and a well-appointed kitchen area with centre island and breakfast bar. Quality integrated appliances include a Smeg induction hob, Bosch fridge freezer, dishwasher, oven and oven/microwave combi. Bi-folding doors open fully to the rear patio which is perfect for family gatherings or parties.



On the first floor there are four bedrooms, three are doubles and a good sized single. The spacious family bathroom has a walk-in shower, free standing bath, WC and his and her wash basins. The boarded loft is accessed from the bathroom, complete with retractable ladder it offers a useful additional storage space. The landing has a convenient laundry chute which deposits everything directly into the utility room.

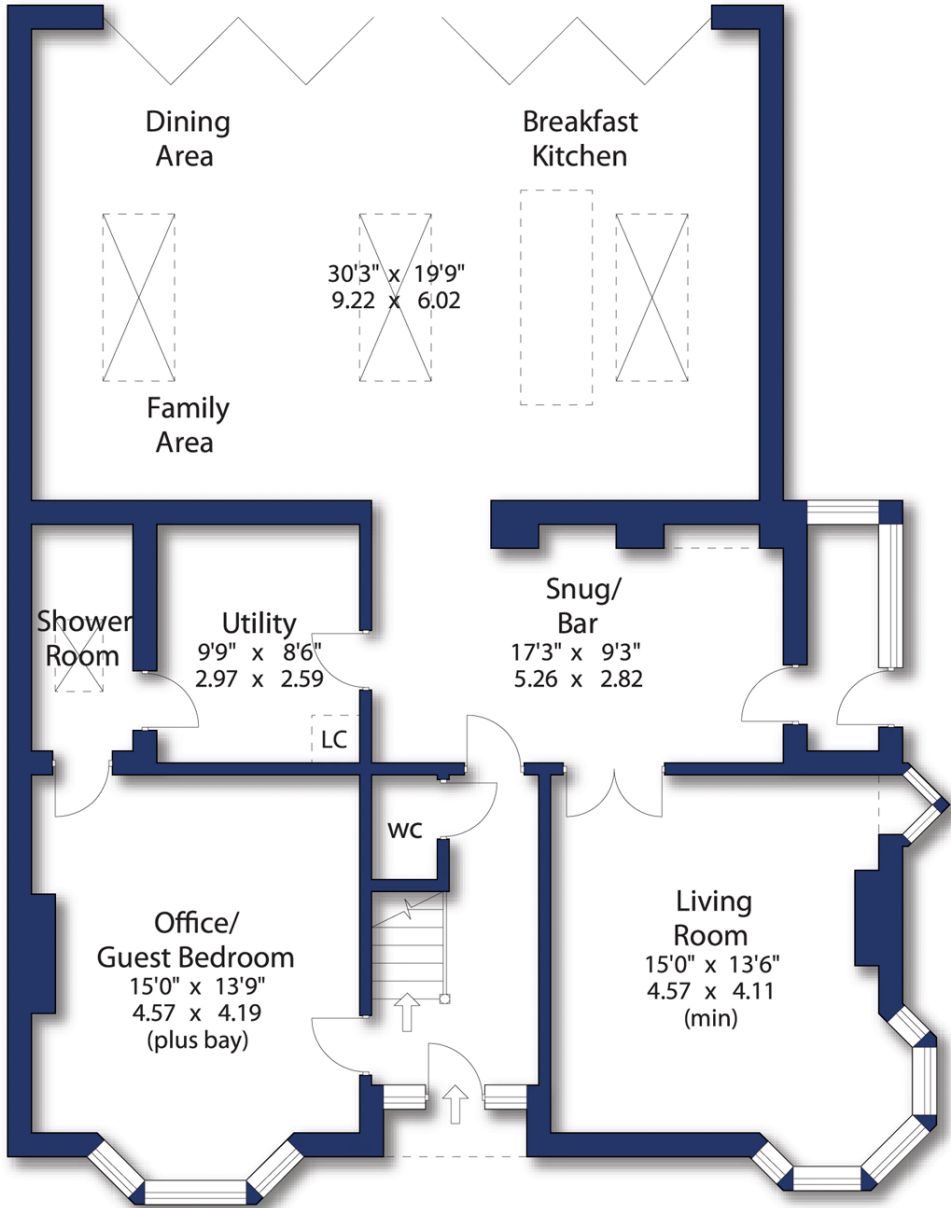
Externally, the front garden is laid to lawn with borders well stocked with established trees and bushes which provide a high degree of privacy, the driveway has an EV charging point and provides ample off-street parking leading to a double garage which is complete with fitted light, power and electric door. The larger rear garden is fully enclosed, mainly laid to lawn with borders well stocked with plants, bushes and trees, twin water features and a greenhouse complement the porcelain tiled patio making this the perfect space for relaxing entertaining or alfresco dining.



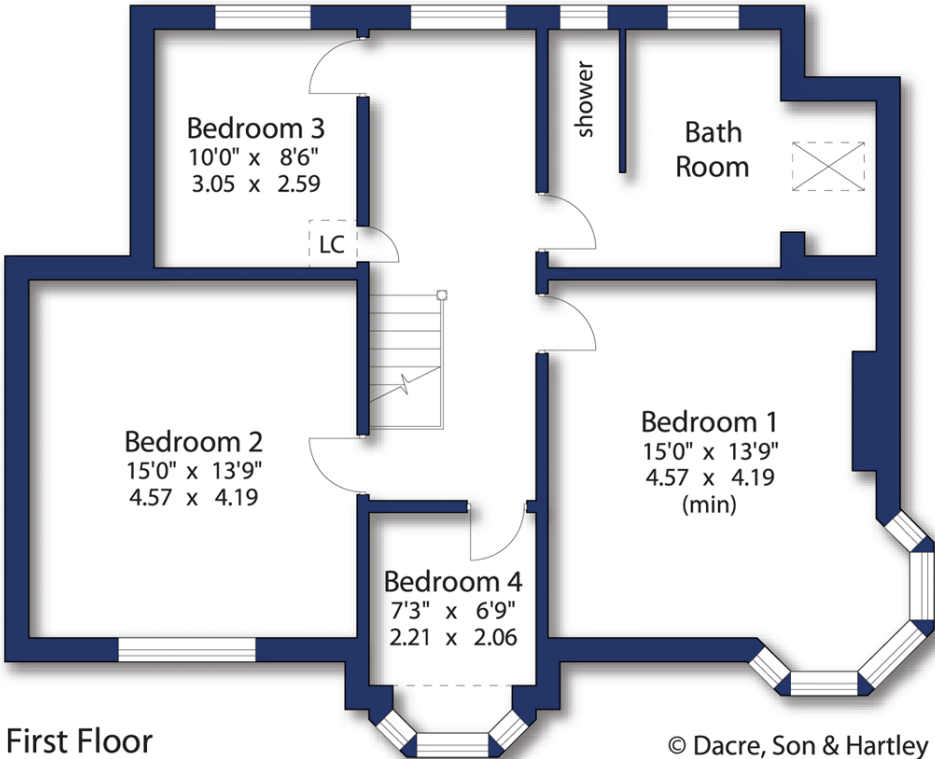




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Garage and off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

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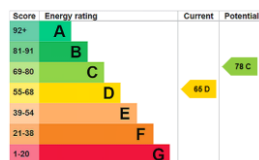
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