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97A Cow Lane, Havercroft, Wakefield, WF4 2HQ

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Offers In The Region Of £400,000

In the charming area of Cow Lane, Havercroft, Wakefield, this exquisite three-bedroom house presents a wonderful opportunity for those seeking a high-spec, move-in ready home. The property benefits from a gated driveway, providing secure parking and added privacy.

Inside, the spacious reception room is perfect for entertaining guests or enjoying quiet family evenings. The home features three well-appointed bedrooms, offering ample space for a growing family or visitors. The modern bathroom is designed with comfort and style in mind, creating a relaxing retreat at the end of the day.

One of the standout features is the underfloor heating, delivering luxurious warmth throughout the colder months. The converted garage adds versatility, ideal for additional living space or a dedicated home office, catering perfectly to contemporary lifestyles.

The kitchen is equipped with integrated appliances, enhancing functionality and making it a delightful space for culinary enthusiasts. With an EPC rating of 56, the property combines efficiency with comfort.

Situated in a peaceful neighbourhood, residents will enjoy easy access to local amenities and transport links, making it an ideal choice for those seeking both convenience and community. This property is not just a house; it's a stylish, comfortable home ready to welcome you.

Don't miss the chance to make this stunning residence your new home.

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Cow Lane, Havercroft, Wakefield, WF4 2HQ



Approx. Gross Internal Floor Area 1490 sq. ft / 138.60 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Kitchen
12'1" x 17'8"

This expansive, high-end kitchen exudes modern elegance, featuring light tiled flooring, integrated appliances, and a sleek kitchen island with an electric hob, inset sink, and bespoke drawer storage. Discreet spotlights illuminate the space, enhancing its clean lines and refined finishes.

Lounge
15'6" x 13'8"

This beautifully appointed lounge offers a refined retreat, featuring plush cream fitted carpet and a large window that floods the space with natural light. Ceiling spotlights add ambient glow, highlighting the room’s modern elegance.

A sleek, custom-built media wall provides a stylish focal point, perfectly designed for immersive entertainment and effortless living.

Dining
9'9" x 12'9"

A standout brick archway leads to a sophisticated dining area beneath the stairs, crowned by a statement chandelier—a perfect blend of contemporary design and timeless charm.

Downstairs w/c

Designed with elegance in mind, this chic downstairs bathroom features light grey tiled walls and flooring, creating a sleek, contemporary backdrop. A floating white sink with a gold-finished tap, alongside a matching gold flush plate and radiator, adds a touch of luxury and cohesion.

A small window allows natural light to soften the space, enhancing its clean, modern appeal.

Utility
7'2" x 9'6"

This functional yet stylish utility room features high-standing black storage units that offer ample space while

making a bold design statement. Tiled flooring ensures durability and easy maintenance, perfectly complementing the room’s clean, modern aesthetic.

Garage
19'8" x 9'10"

The former garage has been thoughtfully transformed into a contemporary home office, complete with laminate flooring, crisp white walls, and spotlighting for a bright, focused workspace. A window brings in natural light, making this an ideal environment for productivity and comfort.

Bedroom/ Dressing
16'9" x 11'11"

This generously sized bedroom combines style and function, featuring laminate flooring and a stunning arched window that adds architectural charm and natural light. A cleverly designed half wall conceals a dedicated dressing area, enhanced by spotlighting—creating a private, boutique-style retreat within the room.

Bathroom
8'5" x 8'6"

This elegant family bathroom showcases a freestanding bath as its centrepiece, complemented by white marble tiled walls and tiled flooring for a timeless look. A stylish white countertop sink sits above sleek black drawers, offering both form and function. Completing the space is a modern black-framed corner shower, adding a bold, contemporary touch.

Master Bedroom
14'1" x 15'8"

This chic bedroom features laminate flooring and a distinctive arched window that fills the space with natural light. A feature wall of black panels adds bold character, while hanging pendant lights on either side of the bed create a warm, ambient glow—perfectly blending modern design with cozy sophistication.

Bedroom three
11'2" x 9'6"

Though the smallest of the three, this well-proportioned double bedroom offers comfort and style with laminate flooring and a clean, contemporary feel. Ideal as a guest room, nursery, or home office, it’s a versatile space that doesn’t compromise on elegance.

Cloackroom
8'8" x 4'8"

Garden

Step outside to an impressive, very large garden featuring a stylish decking area complete with a Jacuzzi—perfect for relaxation and entertaining. The lush grassed lawn offers ample space for outdoor activities, while a handy shed houses a private sauna, adding a unique wellness retreat to this exceptional outdoor space.

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