

# HUNTERS®

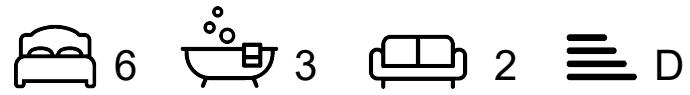
HERE TO GET *you* THERE



## 66A George Lane

Wakefield, WF4 2NJ

£685,000



Council Tax:



# The Tithe Barn 66A George Lane

Wakefield, WF4 2NJ

£685,000



## Entrance Hall

11'5" x 16'0" (3.49 x 4.87)

Having a solid oak entrance door leading to a spacious reception hall overlooking the living area. With tiled flooring complimented with a mosaic centrepiece.

## Kitchen

12'10" x 14'7" (3.92 x 4.45)

A beautifully designed kitchen overlooking the front, comprising of a hardwood double-glazed bay window with quarry tiled sill, a range of wall & base units with part tiling to walls, farmhouse tiled flooring, double Belfast sink with mixer tap, dishwasher, free-standing American style fridge freezer and a Falcon range cooker. Freestanding island, radiator and recessed spotlights.

## Utility Room

5'0" x 5'10" (1.53 x 1.77)

Having timber units and open-plan, Belfast sink, plumbing and space for a washing machine and tumble dryer. The room is fitted with real wood worktops and tiled splashback, a timber and half-glazed door to the side elevation.

## Breakfast Room

7'11" x 10'9" (2.41 x 3.28)

Leading from the kitchen with large hardwood double-glazed window overlooking the side with beautiful views of a wooded area. Tiled flooring benefiting from underfloor heating.

## Garden Room

14'4" x 14'7" (4.37 x 4.45)

A wonderfully sized versatile garden room leading onto a large deck and the rear garden via French doors, tiled flooring benefiting from underfloor heating.

## Dining Room

11'8" x 14'0" (3.56 x 4.27)

A spacious reception room with hardwood timber double-glazed window overlooking the front and radiator.

## Lounge

14'7" x 23'7" (4.45 x 7.18)

A stunning lounge opening up to the extensive garden. Having a feature barn window with gallery spanning the full height of

the first two floors. A further double-glazed window overlooks the garden as well as a feature arched window which overlooks the side elevation. Having attractive exposed beams and chimney breast housing a gas fire with Corian granite effect ledge and is surrounded by bespoke sandstone fire surround and hearth. With recessed spotlights as well as wall lights and radiators.

## Cloakroom/WC

A downstairs WC/cloakroom having a two-piece suite in white comprising low flush WC, wash basin and mixer tap. The room is finished with a pebble style tiled floor, extractor fan, ceiling spotlights and radiator.

## Master Bedroom

13'4" x 14'7" (4.06 x 4.45)

This master bedroom including dressing room and en-suite bathroom has a full width hardwood double-glazed window overlooking the front, giving views to open fields and a further window to the side elevation.

## Dressing Room

Having a range of fully fitted open wardrobes and full length mirror incorporating a vanity seating area with mirror and lights, the room is lit via recessed spotlights.

## En-Suite

A large en-suite housing a four-piece suite comprising a wash basin and mixer tap housed in a double vanity unit, low flush WC, bidet with mixer tap and double width walk-in shower/steam suite, having seating to either side, a Helo steam unit as well as a tank-fed Grohe power shower.

## Bedroom Six

7'2" x 11'8" (2.18 x 3.56)

A double bedroom currently used as an office/study but can easily accommodate a double bed, having a hardwood double-glazed window overlooking the front and radiator.

## Bedroom Five

11'8" x 12'3" (3.56 x 3.73)

A rear facing double bedroom with full width hardwood, radiator and double-glazed window overlooking the rear.

## Bedroom Two

11'0" x 14'7" (3.35 x 4.45)

A double bedroom with a radiator and full width hardwood double-glazed window overlooking the rear.

## En-Suite.

An en-suite shower room having a three-piece suite comprising low flush WC, vanity wash basin and walk-in shower cubicle which is fully tiled in mosaic tiling, fitted with a Grohe tank-fed power shower.

## Bathroom

The family bathroom accommodates a four-piece suite comprising a beechwood panelled double ended bath with jet spa function, low flush WC, pedestal wash basin and walk-in shower cubicle with Grohe tank-fed power shower.

## Galleried Landing

A large galleried landing rising up off the first-floor level with double-glazed Velux window. Being a room in itself, able to accommodate a variety of uses potentially as a study/office area.

## Bedroom Three

14'2" x 14'4" (4.31 x 4.38)

A double bedroom having hardwood double-glazed window to the side elevation, Beech effect laminate floor covering and radiator. A timber access door leads into an eaves loft space which is boarded and laid with carpet tiles, it has an overhead light and houses the cylinder tank and useful storage areas; a hatch leads into the roof space providing further storage.

## Bedroom Four

11'5" x 14'2" (3.48 x 4.31)

Another double bedroom having hardwood double-glazed window to the side elevation and radiator.

## Loft

A large fully boarded loft space accessed via a ladder and timber door, the floor is laid with carpet tiles and has an overhead light making a useful storage area.

## Outside

0'0" x 0'0" (0 x 0)

Accessing the front there is a flagged driveway offering parking for multiple vehicles and leading round to the side of the property to a timber barn-style double garage with pitched roof, consumer unit, power and lights, a further power point is located outside the garage. The front boasts an attractive courtyard/patio area, stone-edged flower beds and pergola with roses, honeysuckle and a grapevine. The rear the garden is mainly lawned with flower beds, fruit trees, pebbled path leading to a circular seating area and a barbecue area. A split-level timber deck provides two seating areas and has inset spotlights as well as an outdoor double power point. A side gate gives access to the side elevation, the property has outside lighting on all sides of which are on a sensor. The rear of the plot accommodates the shallow village stream.



## Road Map



## Hybrid Map



## Terrain Map



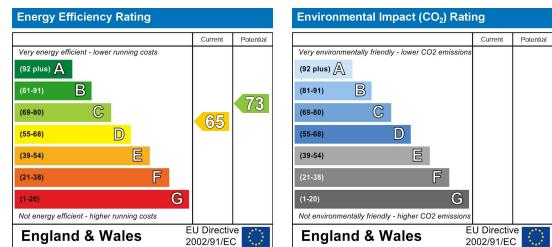
## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.