

Sleephill Cottage Sleephill Lane, Upton, Pontefract, WF9 1LP

Situated in a peaceful semi-rural setting on the edge of Upton, Sleephill Cottage offers a rare opportunity to acquire a substantial and characterful family home set within almost an acre of beautifully maintained grounds. Accessed via a private driveway, the property enjoys a secluded position with extensive parking for numerous vehicles, making it ideal for growing families or those seeking both privacy and practicality.

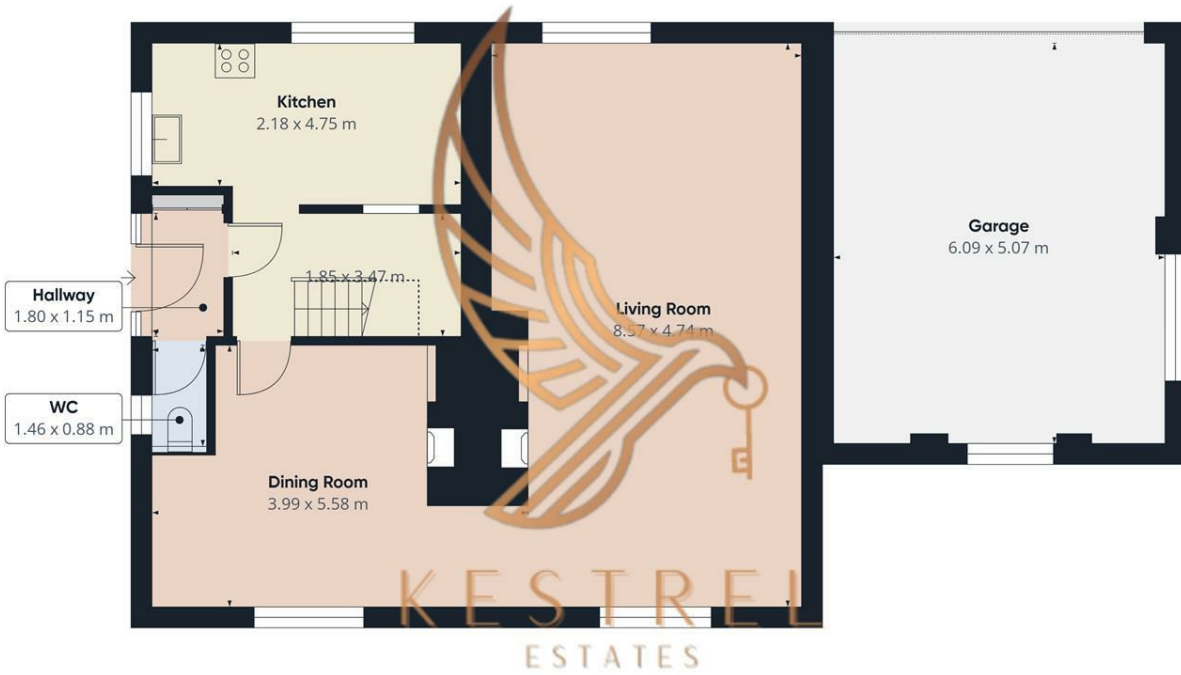
The property further benefits from an attached double garage in addition to a separate freestanding garage, providing excellent storage, workshop potential or additional parking options.

Internally, the accommodation is both spacious and versatile. A well-equipped kitchen forms the heart of the home, whilst the generous lounge flows seamlessly through to a second living room/dining room, creating an ideal layout for modern family living and entertaining.

To the first floor are four exceptionally sized bedrooms, all offering excellent proportions and natural light. The impressive master bedroom benefits from its own en suite facilities, complemented by a spacious family bathroom serving the remaining bedrooms.

- Once in a Lifetime Opportunity
- 4 Double Bedroom Detached Home
- Sat in just under 1 Acre
- Stunning & Private
- Spacious Accommodation
- Master Bedroom with En-Suite
- Private Driveway, Parking for Many Vehicles & Garages
- Must View
- Solar Panels

£550,000



Approximate total area¹⁾
110 m²
Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	