



Netherton Grange, Netherton Lane

Netherton, Wakefield, WF4 4HJ

For Sale Offers
Over £1,500,000

Holroyd Miller have pleasure in offering for sale this stunning and exclusive individually designed family home presented to the highest of standards, nestled in 2.75 acres of landscaped gardens. This beautiful property offers flexible living accommodation with up to five bedrooms and four bathrooms as well as an internal leisure complex including indoor swimming pool, gym, sauna and steam rooms. The expansive downstairs area offers fabulous open plan living space with bespoke open plan kitchen diner/family room with bi-folding doors leading onto the extensive decking and patio area, Alongside the feature family room is a cosy snug with log burner, formal entertaining lounge, large home office and an annex with floor-to-ceiling windows ideal for independent relatives or a teen space to call their own with en suite facilities. Outside; the property boasts breath-taking grounds with landscaped gardens on all sides, la barbecue and kitchen-area, a stone built outside pub/summer house with adjacent dining area and water feature. There is also a large paddock which accommodates an outdoor football pitch at present Approached by automated gates and sweeping driveway, the property offers complete privacy together with stunning open views. Located west of Wakefield city centre within easy reach of J39/M1 for those travelling to either Leeds or Sheffield with excellent rail services from Wakefield Westgate to Leeds and London. A truly enviable home which must be viewed.

OUTER ENTRANCE PORCH

Leads to...

IMPRESSIVE ENTRANCE RECEPTION HALLWAY

With tiled floor, feature open stair case with glass balustrade and oak hand rail, feature radiators, downlighting to the ceiling, feature light well, double glazed entrance doors and window makes this a light and airy space.

CLOAKROOM

Having wash hand basin, low flush w/c, half tiling, central heating radiator.

LIVING ROOM

28' 2" x 15' 6" (8.6m x 4.73m) x 7.16m

Being "L" shaped, with dual aspect double glazed windows, double glazed window to the rear, feature recess shelving, downlighting to the ceiling, recess housing for the television, oak flooring, feature radiators.

SNUG

15' 2" x 12' 1" (4.63m x 3.69m)

With feature stone fireplace and hearth with log burner, downlighting to the ceiling, double glazed window, central heating radiator.

OFFICE

17' 8" x 8' 3" (5.40m x 2.53m)

An excellent home office with bespoke built in oak shelving together with units, two desks, oak flooring, downlighting to the ceiling with telephone point, double glazed window overlooking the garden, central heating radiator.

ANNEX/GAMES ROOM/BEDROOM FIVE

29' 4" x 18' 2" (8.96m x 5.54m)

With feature vaulted ceiling with exposed beams, double glazed windows to both front and rear with Velux roof light, again makes this a light and airy room with laminate wood flooring, offering a number of uses with en suite shower room.

EN SUITE SHOWER ROOM

Comprising; white suite with wash hand basin, low flush w/c corner shower cubicle, tiling, heated towel rail.

STUNNING OPEN PLAN KITCHEN DINER

37' 10" x 14' 11" (11.54m x 4.56m)

Superbly fitted with two sets of bi-folding doors leading onto the extensive decking and stone patio area with barbeque area making the most of the views over the gardens, superbly appointed with a matching range of shaker style grey fronted wall and base units, contrasting marble worktops and extensive centre island and breakfast bar, wireless charging point, plate warmer, range of AEG built in appliances including two ovens, microwave, wine cooler, integrated dishwasher, free standing fridge freezer, under mounted stainless steel sink unit with mixer tap unit, induction hob with extractor hood over, downlighting to the ceiling, double glazed windows and French doors to the side of the property lead onto the side garden, feature radiators, oak flooring.

UTILITY ROOM

8' 0" x 13' 4" (2.45m x 4.08m)

With double glazed windows and Velux roof light and doors to both front and rear, again with a range of shaker style grey units with marble worktops, plumbing for automatic washing machine, space for dryer, stainless sink unit, mixer tap unit, oak flooring, giving access to leisure suite.

POOL AREA

39' 0" x 24' 4" (11.89m x 7.42m)

Having tiled surround, downlighting to the ceiling, extensive double glazed windows makes the most of the views, heated pool heated by air source heat pump for minimum cost, the pool measures (7.6m x 3.6m) with open shower unit being tiled, two separate changing areas, separate cloak room with wash hand basin, low flush w/c, tiling, double glazed window.

ADJACENT SAUNA ROOM

Being tiled with Belfast sink.

SEPARATE STEAM ROOM

Rear entrance hall with access to...

GYM

15' 4" x 11' 0" (4.69m x 3.37m)

With dual aspect double glazed window, electric heating.

STAIRS LEAD TO...

IMPRESSIVE GALLERIED LANDING

With glass balustrade and oak hand rail, three feature radiators, double glazed window, airing/cylinder cupboard.

MASTER BEDROOM

15' 7" x 15' 6" (4.76m x 4.73m)

Having double glazed French doors leading onto "Juliette" balcony making the most of the stunning views with feature radiator opening through to...

IMPRESSIVE DRESSING ROOM

12' 7" x 15' 7" (3.84m x 4.76m) maximum

Having a comprehensive range of fitted wardrobes, hanging space and shelving, dressing table and drawers, double glazed window making the most of the views, central heating radiator.

EN SUITE SHOWER ROOM

Furnished with contemporary style suite with wall hung wash hand basin, low flush w/c, walk in shower, fully tiled with rain dance shower head, fitted vanity mirror with electric shaver point, heated towel rail, double glazed window.

GUEST BEDROOM

15' 4" x 15' 6" (4.68m x 4.74m)

With dual aspect double glazed windows making the most of the views with central heating radiator.

LARGE ENSUITE SHOWER ROOM

With contemporary style white suite comprising; wall hung wash hand basin, low flush w/c, large walk in shower with rain dance shower head, fully tiled with access to eaves storage, double glazed window, downlighting to the ceiling, fitted heated vanity mirror with electric shaver point, heated towel rail.

BEDROOM TO REAR

10' 11" x 14' 6" (3.35m x 4.43m) With double glazed window, central heating radiator.

EN SUITE SHOWER ROOM

With contemporary style suite with wall hung w/c, wash hand basin, walk in shower, fully tiled, downlighting to the ceiling, rain dance shower head, double glazed window, heated towel rail.

HOUSE BATHROOM

With luxury marble tiling with feature free standing tub style bath with shower attachment, "his n hers" porcelain wash basins set in washstand, low flush w/c, downlighting to the ceiling, heated towel rail, double glazed window.

BEDROOM TO REAR

12' 1" x 10' 11" (3.69m x 3.33m)

With double glazed window, central heating radiator.

OUTSIDE

The property is approached by automated gates via a sweeping driveway with mature hedging providing complete privacy from Netherton Lane which then offers extensive parking with a range of block paved parking area and stone cobbled sets together with double garage with automated doors with power and light laid on measuring (7.4m x 6.9m) with access to pump room providing storage and the pump for the swimming pool, access to under house storage/cellar with two Weissman boilers providing the heating to the main house together with storage and shelving. The extensive gardens are mainly laid to lawn with extensive decking area, Yorkshire stone paved patio area being raised and leading straight off the garden making the most of views with outside barbeque area with lighting, steps lead down to extensive lawn garden with rose beds, well stocked borders with shrubs and trees, various follies constructed from stonework from a local school.

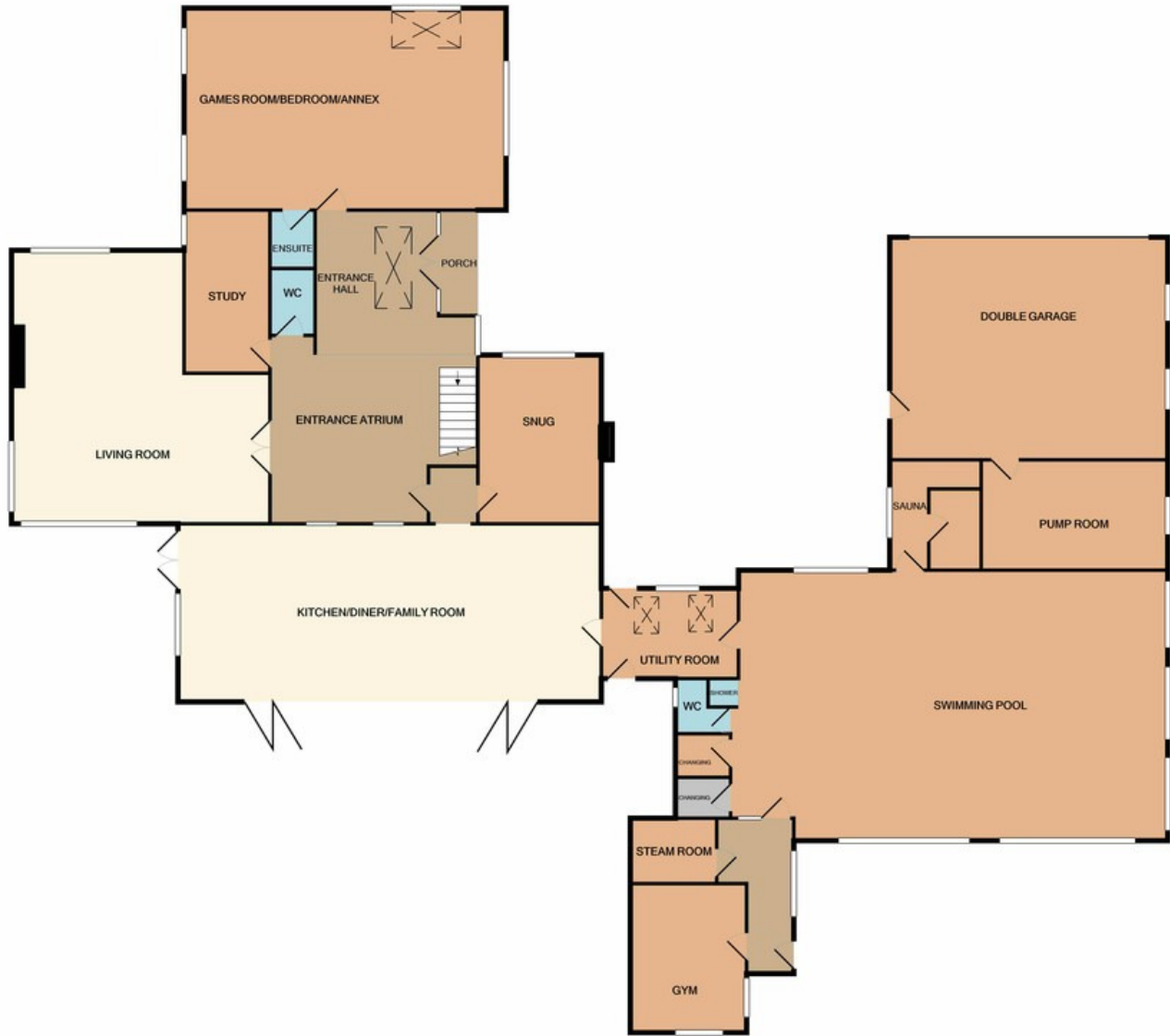
Outside bar providing excellent coverage measuring (2.92m x 3.00m) with French doors leading onto the garden and adjacent garden area, tiling, feature fitted bar with Belfast sink, adjacent sitting area with adjacent useful garden store with power and light laid on measuring (4.21m x 2.06m).

EPC -TBC









GROUND FLOOR
 APPROX. FLOOR
 AREA 451 SQ.FT.
 (42.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 158 SQ.FT.
 (14.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 6159 SQ.FT. (572.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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