



# Woodlands

For Sale £895,000

Moorhouse Lane, Haigh, BARNSELY, S75 4DD

Holroyd Miller have pleasure in offering for sale "Woodlands" a mature individually designed detached family home occupying a large and generous garden plot, with orchard and spa area, pleasantly tucked away on the edge of the village south of Wakefield city centre within easy reach of J38/M1 ideal for those wishing to travel to Leeds or Sheffield. The accommodation offers an enviable family home retaining a great deal of character with oil fired central heating and comprising; entrance porch leading to impressive entrance reception hallway with oak panelled walls, open staircase, living room with feature log burner with French doors leading onto the rear garden, access onto adjacent garden room, formal dining room with feature circular bay window, stunning open plan kitchen/breakfast/family room with granite worktops, centre island with breakfast bar, free standing feature Range oven and extractor, adjacent utility room, ground floor cloakroom. To the first floor, four double bedrooms, master bedroom having built in wardrobes and large ensuite shower room, house bathroom with travertine effect tiling, separate shower. Outside, the property is accessed by automated gates and approached by a sweeping driveway with turning area providing ample off-street parking, extensive mature mainly laid to lawn gardens with extensive decking area, mature trees and shrubs retaining a high degree of privacy. A truly enviable home within easy reach of Wakefield city centre and its excellent range of amenities and schools, for those travelling further afield easy access to the motorway network viz J38 or J39/M1, offered with NO CHAIN, Viewing Recommended.

#### ENTRANCE PORCH

Leads to...

#### ENTRANCE RECEPTION HALLWAY

With oak panelled walls, under stairs storage cupboard, two double glazed windows, open staircase, oak flooring, central heating radiator.

#### LIVING ROOM

21' 3" x 12' 9" (6.49m x 3.91m)

Having oak effect laminate flooring, double glazed windows to front and rear with French doors leading onto the rear garden, central heating radiator, feature oak fire surround with log burner on a stone hearth, two wall light points, French doors lead through to...

#### GARDEN ROOM

21' 10" x 7' 0" (6.68m x 2.14m)

With exposed brick work, with log burner, laminate oak effect flooring, French doors leading onto the side garden.

#### DINING ROOM

15' 6" x 11' 10" (4.74m x 3.62m) plus bay window

Having feature semi circular double glazed bay window making the most of the views of the garden, single panel radiator, oak laminate flooring, wall mounted electric feature fire.

#### OPEN PLAN KITCHEN BREAKFAST FAMILY ROOM

29' 5" x 17' 6" (8.99m x 5.34m) narrowing to 3.15m

Being "L" shaped, superbly appointed with a range of high gloss cream fronted wall and base units, contrasting granite worktops extending to the centre island and breakfast bar with feature display units, fitted Range oven with extractor hood over, integrated dishwasher, free standing fridge freezer, downlighting to the ceiling, double glazed window and feature ceiling, family area providing excellent storage.

#### ADJACENT UTILITY ROOM

6' 3" x 8' 0" (1.93m x 2.45m)

Plumbing for automatic washing machine, fitted worktops and base units.

#### SEPARATE GROUND FLOOR CLOAKROOM/WC

#### STAIRS LEAD TO...

#### FIRST FLOOR LANDING

With double glazed window, central heating radiator, oak paneling, airing/cylinder cupboard, built in storage cupboard.

#### HOUSE BATHROOM

Furnished with modern white suite, comprising; pedestal wash basin, low flush w/c, corner Jacuzzi bath, separate corner shower cubicle, travertine effect tiling, double glazed window, central heating radiator.

#### BEDROOM TO REAR

12' 9" x 12' 5" (3.9m x 3.8m)

With double glazed window making the most of the views, central heating radiator.

#### BEDROOM TO REAR

12' 9" x 12' 4" (3.89m x 3.77m)

With double glazed window with lovely views, central heating radiator.

#### MASTER BEDROOM TO REAR

12' 4" x 17' 8" (3.76m x 5.40m)

With double glazed window with lovely views, central heating radiator, having two sets of fitted wardrobes being part mirrored with dressing table and drawers.

#### EN SUITE SHOWER ROOM

With two double glazed Velux roof lights, modern white suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle, electric shower, tiling, central heating radiator, access to useful eaves storage.

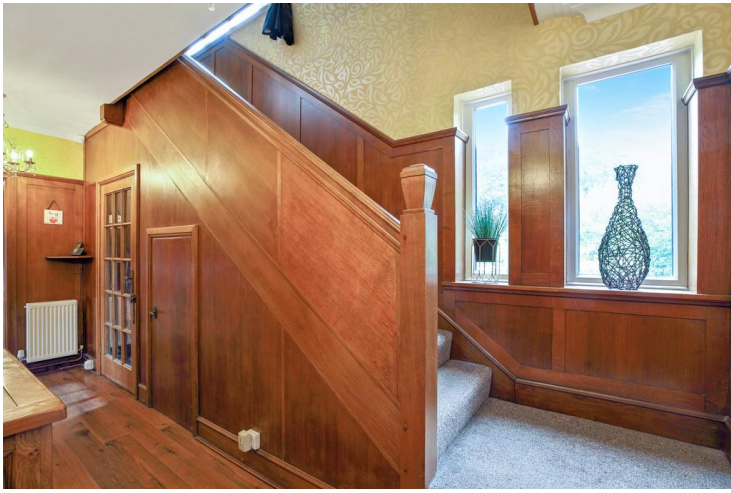
#### BEDROOM TO FRONT

10' 4" x 10' 5" (3.17m x 3.20m)

With double glazed window, central heating radiator.

#### OUTSIDE

The property is approached off Moorhouse lane with an unmade road, access via automated gates lead to gravelled in and out driveway with turning circle, with mature trees and shrubs, retaining a high degree of privacy, useful brick built outhouse and further storage for garden furniture, extensive mainly laid to lawn gardens making an ideal family home with mature trees and shrubs, extensive paved patio areas and decking area making the most of the southerly aspect with open views. Please note the property has oiled fired central heating,







GROUND FLOOR  
APPROX. FLOOR  
AREA 1324 SQ.FT.  
(123.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1083 SQ.FT.  
(100.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2407 SQ.FT. (223.6 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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