



113A Cliff Road, Crigglestone,  
Wakefield, West Yorkshire, WF4 3EJ

Offers Over:  
£1,000,000

Holroyd Miller has the pleasure of offering for sale, this beautifully appointed, superbly presented and individually designed detached family home. Occupying a pleasant backwater position together with a large garden plot amounting to over 0.75 acres. The unrivalled accommodation includes an indoor swimming pool, sauna, and shower room. The home extends over three levels with up to seven bedrooms, four bathrooms and three reception rooms. The stunning kitchen was bought from Grand Designs with every conceivable appliance required, granite worktops and a centre island. Outside formal gardens retain a high degree of privacy behind a gated entrance. There is a large, detached garage and adjacent workshop with ample parking for numerous vehicles. Located in this popular village, south of Wakefield city centre within easy reach of junction 39 of the M1 for those wishing to travel to either Leeds or Sheffield, close to Blacker Hall Farm yet within easy reach of excellent schools within Wakefield city centre itself. Only an internal inspection can fully appreciate all that is on offer.

## Entrance Reception Hallway

With cloaks cupboard.

## Cloakroom

Having wash hand basin set in vanity unit, low flush wc, tiled, double glazed window and chrome heated towel rail.

## Open Plan Lounge 33'11" x 12' (10.34m x 3.66m).

Having amtico wood affect flooring, full height doubleglazed window with Thomas Sanderson fitted electric blinds overlooking the front garden, wall light points, feature radiators, large under stairs storage cupboard, built in units. An excellent entertaining room.

## Formal Dining Room 11'9" x 15'9" (3.58m x 4.8m).

With double glazed window, four wall light points, an excellent entertaining room.

## Breakfast Kitchen 17' x 17'5" (5.18m x 5.3m).

Bought from Grand Designs with stunning a range of appliances including several ovens, induction hobs, plate warmers, wine coolers, corner fridge, feature extractor fan, granite worktops and centre island, feature flooring and double glazed dual aspect windows.

## Rear Entrance Hall

With double glazed rear entrance door.

**Sitting Room 18'6" x 14'6" (5.64m x 4.42m).** With feature double glazed bow window and French doors leading on to the side patio, feature log burner, double opening doors lead through to.....

## Cinema Room 11'11" x 7'8" (3.63m x 2.34m).

**Sun Lounge 20'1" x 10'3" (6.12m x 3.12m).** With feature full height double glazed patio doors leading on to the patio area, velux roof lights, exposed stonework, (currently used as a gym) giving access to.....

## Utility Room 6'6" x 9'9" (1.98m x 2.97m).

Having a range of wall and base units, plumbing for automatic washing machine, colour coordinated sink unit and monoblock tap fitment, central heating boiler, tiled floor, double glazed window and central heating radiator.

## Cloakroom

Having pedestal wash basin, low flush wc, tiled floor, central heating radiator, access to...

## Sauna, Shower and Dressing Room 6'7" (2.00) x 10'7" (3.22) plus shower.

Tiled with chrome heated towel rail, access to swimming pool from the sun lounge.

## Swimming Pool 45'3" x 20'8" (13.8m x 6.3m).

Indoor heated pool with feature vaulted ceiling, double glazed French doors, feature arch window make this a stunning entertaining space with access onto generous south facing patio area.

## Stairs Lead to...

## First Floor Landing

Spacious first floor landing with double glazed window and doors leading on to balcony. Useful storage cupboard, open staircase to second floor, double panel radiator.

## Master Bedroom 23'8" (7.21) x narrowing to 15'4" (4.67) x 17'8" (5.38).

With feature double glazed full height bay window, full height window, built in Harvel furniture with dressing table and drawers, bedside cabinets, double glazed window to the side, two walk in wardrobes with hanging space and shelving.

## Ensuite Bathroom/Wetroom

With his and hers wash hand basins set in vanity unit, low flush wc, walk in shower cubicle, inset bath, travertine tiling, double glazed window.

**Bedroom to Front 12'9" x 11'10" (3.89m x 3.6m).** Having built in Harvel wardrobes, bedside drawers, dressing table, down lighting to the ceiling, double glazed window with Thomas Sanderson fitted blind and open views, central heating radiator.



### Ensuite Shower Room/Wet Room

Walk in shower, wall hung wash basin, W.C, chrome heated towel rail, shaver point and down lighting.

### Bedroom to Front 10'10" x 11'10" (3.3m x 3.6m).

With recess having wash hand basin set in vanity unit, down lighting to the ceiling, double glazed window having stunning views and central heating radiator.

### Bedroom/Office to the Front 11'7" x 9'11" (3.53m x 3.02m).

With down lighting to the ceiling, built in units, central heating radiator, double glazed window with Thomas Sanderson blinds and stunning views.

### Study/Bedroom to the Side 11'7" x 9'7" (3.53m x 2.92m).

With double glazed window having Thomas Sanderson fitted blind, fitted shelving and television unit, central heating radiator.

### Combined Bathroom/Wet Room

Furnished with white suite with large feature bath, walk in shower, wash hand basin set in wall hung vanity unit, wc, travertine tiling, down lighting, two double glazed windows, chrome heated towel rail.

### Stairs Lead to Second Floor Landing

### Bedroom to Side 17'11" x 12'1" (5.46m x 3.68m).

With double glazed window and velux roof light, Thomas Sanderson fitted blinds, dressing table and drawers, built in wardrobes, airing/cylinder cupboard with air-conditioning.

### Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin, low flush wc, inset bath, half tiling to the walls, down lighting to the ceiling, recess shelving, velux roof light and chrome heated towel rail, double glazed window.

### Bedroom 11'10" x 8'8" (3.6m x 2.64m).

With double glazed window, double panel radiator.

### Ensuite Bathroom

With pedestal wash basin, low flush wc, panelled bath, tiling, electric shaver point, central heating radiator.

### Outside

The property is approached by a private drive with remote control gates retaining a high degree of privacy with driveway providing ample off-street parking leading to detached double garage. Well stocked gardens mainly laid to lawned garden to the front. To the side large, paved patio area leading off from the leisure suite and pool area.

Historically the property has had planning permission passed for a dwelling within the garden, this has now expired.

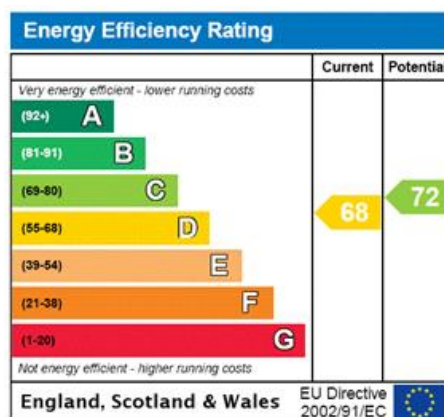
Please refer to land registry planned WYK171194 which there is a copy on file.

### Double Garage 18'8" x 25'11" (5.7m x 7.9m).

With remote control roller shutter up and over doors with power and light laid on.

### Adjacent Workshop Area 15'5" x 7'11" (4.7m x 2.41m).

Workshop area with adjacent 'gardeners' kitchen' having toilet with wash hand basin, low flush wc., having power and light laid on.





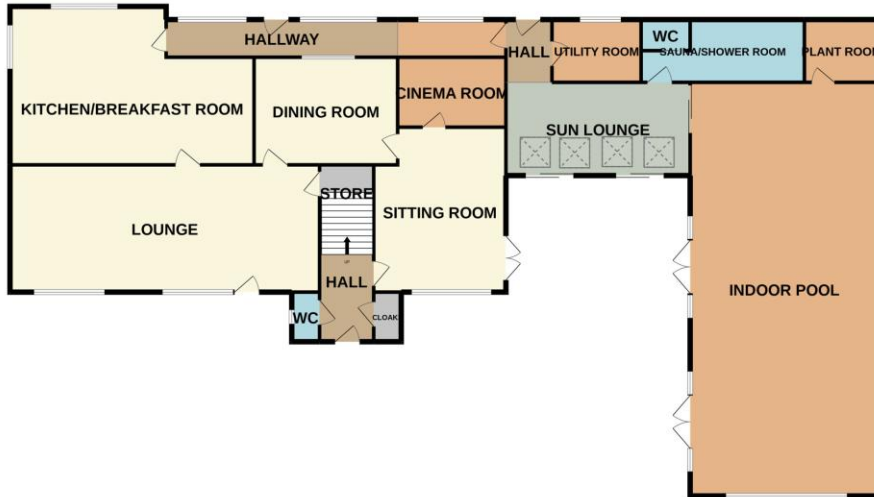








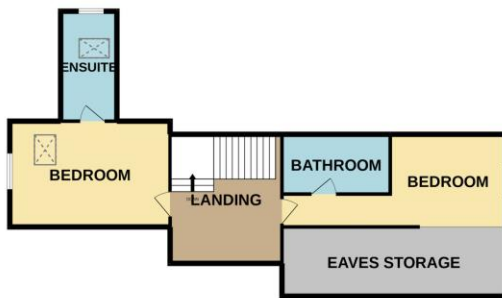
GROUND FLOOR  
3145 sq.ft. (292.2 sq.m.) approx.



1ST FLOOR  
1621 sq.ft. (150.6 sq.m.) approx.



2ND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 5655 sq.ft. (525.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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