



Mollyhurst, Church Street,
Woolley, Wakefield,
West Yorkshire, WF4 2JU

Asking Price:
£1,400,000

Holroyd Miller have pleasure in offering for sale this delightful stone built detached country cottage offering extensive accommodation together with detached annex and garage block. Located within the heart of this sought after village of Woolley with the Church as a backdrop to a lovely setting with gated parking, established gardens to both front and rear, yet retaining a high degree of privacy. The stunning accommodation briefly comprises central entrance reception hallway with open staircase, sitting room with feature log burner, living room with feature bay window, exposed beamed ceiling, well equipped breakfast kitchen with a range of shaker style fronted wall and base units with contrasting marble worktops, bay window with feature window seat overlooking the rear garden opening to formal dining room with French doors leading onto the rear garden opening to the sunlounge, in addition a large garden room currently used as a gym with adjacent feature cocktail bar with utility room and cloakroom, home office. To the first floor, master bedroom with ensuite dressing room and access to ensuite bathroom with luxury white suite, three further bedrooms and two further bathrooms. A truly delightful home located south of Wakefield city centre within easy reach of J38 and J39/M1 for those travelling to either Leeds or Sheffield within easy reach of Wakefield city centre and its excellent range of schools and amenities. A truly enviable home which must be viewed.

Council Tax Band – F Tenure-Freehold

Entrance Reception Hallway

With feature open staircase with oak handrail, high gloss tiled floor, composite entrance door, double glazed windows.

Sitting Room/Family Room

With dual aspect mullion windows, exposed beam work, feature stone fireplace with brick inset and slate hearth with log burner.

Living Room

With feature mullion double glazed bay window, feature stone fireplace with brick inset, stone hearth with flame effect gas stove, exposed beam work, two wall light points.

Kitchen

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting marble worktops and splash backs with two built in ovens, hob, extractor, integrated dishwasher, fridge and freezer, high gloss tiled floor, downlighting to the ceiling, opening to...

Dining Room

With feature radiator with downlighting to the ceiling, high gloss tiled floor, double glazed French doors, opening onto the rear garden and opening through to Sun Lounge, high gloss tiled floor, a lovely entertaining space with views overlooking the rear garden,

Adjacent Cocktail Bar

With high gloss tiled floor, fitted bar with display shelving and granite bar area with seating.

Utility Room

With plumbing for automatic washing machine, granite worktops, undermounted sink.

Adjacent Cloakroom

Having wash hand basin, low flush w/c, boiler room, downlighting to the ceiling, access to home office,

Home Office Having dual aspect double glazed window, high gloss tiled floor, built in desk unit and storage, central heating radiator.

Garden Room Currently used as a gym with double glazed bi-folding doors leading onto the rear garden, downlighting to the ceiling.

Stairs lead to...

First Floor Landing

With exposed beam work, views overlooking the courtyard with oak handrail.

Master Bedroom

Having vaulted ceiling with exposed beam work and stonework, double glazed mullion windows overlooking the front courtyard, built in wardrobe, access to walk-in dressing room.

Dressing Room

Having a comprehensive range of built in bedroom furniture including, sliding wardrobes, dressing table and drawers, double glazed window and access to the house bathroom.

Ensuite Bathroom

With travertine style marble tiling with wash hand basin set in vanity, wall hung low flush w/c, inset bath, large walk-in shower with Raindance shower head, downlighting to the ceiling, feature vanity mirror.

House Bathroom

With travertine style marble tiling with wash hand basin set in vanity, wall hung low flush w/c, inset bath, large walk-in shower with Raindance shower head, downlighting to the ceiling, feature vanity mirror.

Bedroom to Front

Having exposed beamed ceiling and stonework, double glazed mullion windows, recessed dressing table and drawers, central heating radiator.

Bedroom

With double glazed window, central heating radiator.

Bedroom

Having built in fitted wardrobes.

Outside

Adjacent to the property is garaging for two cars together with adjacent self contained Annex which is currently used as a home office or living space with doors leading onto the courtyard, adjacent built in storage, laminate wood flooring, adjacent room/bedroom, separate kitchen, combined shower room. The front courtyard is accessed via automated gates with Yorkshire stone flagged driveway, steps lead to elevated mainly laid to lawn garden to the front yet retaining a high degree of privacy. To the rear, shaped lawn garden areas with well stocked borders, mature trees and shrubs retaining a high degree of privacy with stone paved patio area and Gazebo.



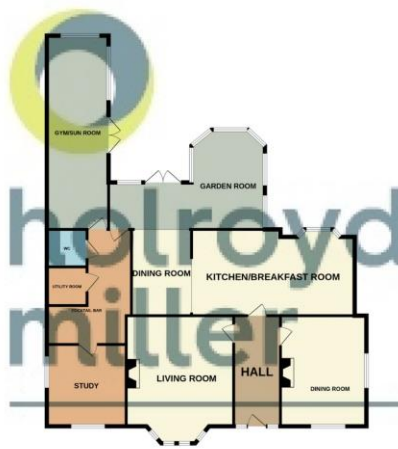




OUTBUILDING
829 sq.ft. (77.0 sq.m.) approx.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 3864sq.ft. (359.0 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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