



4 HAIGH MOOR ROAD  
WAKEFIELD, WF3 1EF

£799,999  
FREEHOLD

Discover the charm of this exquisite detached family home, complete with breathtaking countryside views that will leave you enchanted!

MONROE

SELLERS OF THE FINEST HOMES

## 4 HAIGH MOOR ROAD

- Detached Family Home • Outstanding Countryside Views • Five Double Bedrooms • Three Bathrooms • Balcony With Stunning Views • 3192 sqft • Double Garage • Open Plan Living Kitchen Diner • Air Source Heat Pump • Excellent Travel Links



Monroe is excited to introduce this exceptional home at 4 Boyle Hall Farm, ideally situated on a tranquil road with views of the local beauty spot, Ardsley Reservoir. This modern yet charming property is filled with natural light and features a private garden that offers breathtaking countryside views. With its character-rich design and large windows throughout, this home exudes warmth and elegance. Spanning an impressive 3,192 square feet, it perfectly blends comfort, style, and seclusion.

This beautiful home combines modern design with character and charm, highlighted by large windows that enhance its unique appeal.

The ground floor of this fantastic residence boasts an impressive entrance hallway with a bespoke staircase. It includes a dining room, a separate living room, a WC, and a utility room everything needed for a growing family, all bathed in natural light.

The open-plan kitchen, living, and dining area is truly exceptional, featuring a Range Master cooker, fitted appliances, solid wood worktops, and an island with a wine fridge. This space flows seamlessly into a playroom, where large windows fill the room with an abundance of natural light.

Upstairs, the property offers five bedrooms, including a luxurious primary suite with a dressing room and an

ensuite bathroom that features both a separate bath and shower. Additionally, there is a fully tiled family bathroom, another spacious bedroom with its own ensuite, three more well-sized bedrooms, a study, and a stunning balcony.

Externally, this home is just as impressive, featuring a charming front garden, a spacious driveway, and a double garage for added convenience. At the rear, you'll find a beautifully maintained lawned garden with a patio, ideal for hosting family gatherings or simply relaxing. The breathtaking countryside views provide a stunning backdrop, further enhancing the appeal of this exceptional property.

For more information about this remarkable home and to schedule a viewing, please contact Monroe.

### ENVIRONS

Tingley boasts excellent transport links for both road and rail commuters. Leeds and Wakefield city centers are less than 30 minutes away by car, and the M62 and M1 motorways are just a few minutes from the area, offering easy access to Bradford, Manchester, Huddersfield, and Sheffield. For those who prefer train travel, Batley station is only an 8-minute drive away, providing direct services to Leeds in 15 minutes, Huddersfield in 22 minutes, and Manchester in 1 hour and 24 minutes.

## REASONS TO BUY

- Detached Unique Family Home
- Well Presented Throughout
- Five Double Bedrooms
- Private & Countryside Views
- Balcony
- Double Garage
- Driveway & Gardens With Views

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Wakefield Council

## TENURE

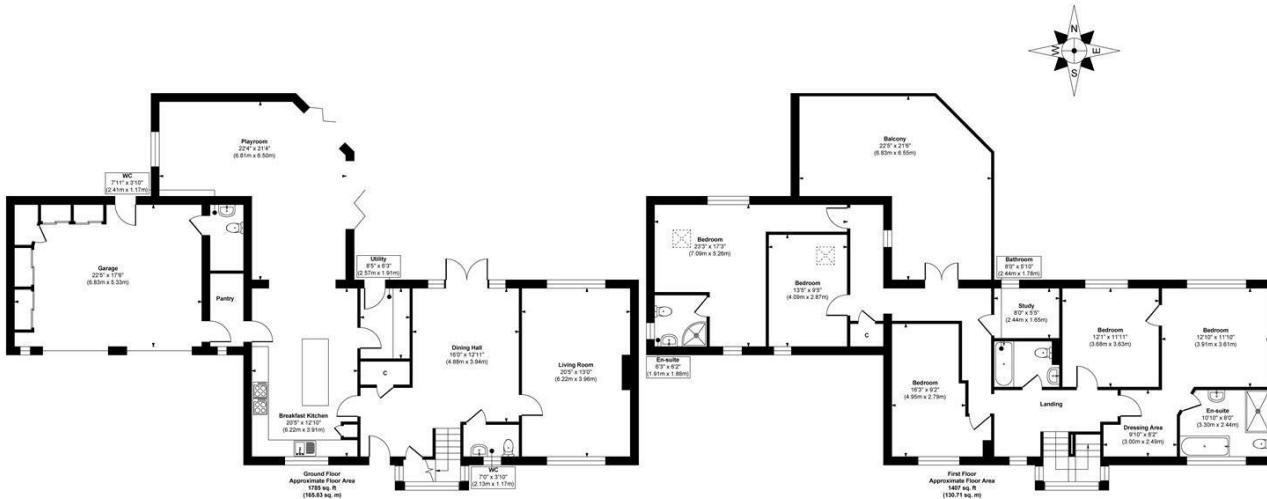
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

## 4 HAIGH MOOR ROAD

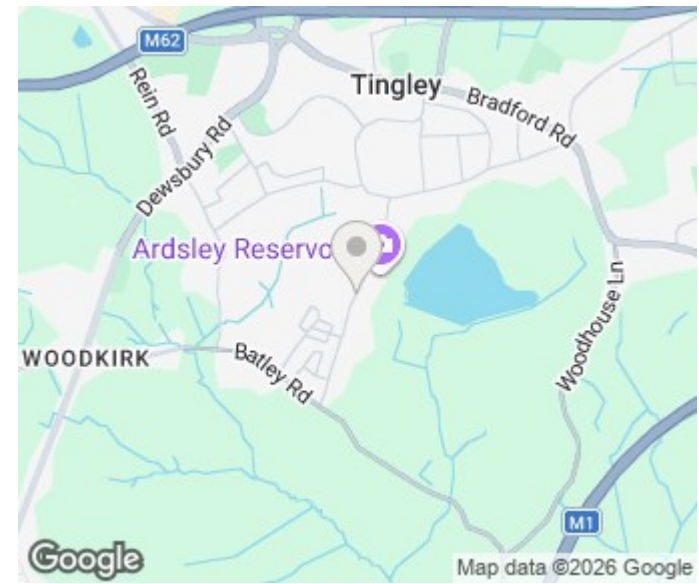




**Approx. Gross Internal Floor Area 3192 sq. ft / 296.54 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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