





1 WINDSOR OVAL

WAKEFIELD, WF3 1WD

£480,000

FREEHOLD

A substantial and beautifully presented six-bedroom detached family home, ideally positioned within the exclusive and highly sought-after Windsor Oval cul-de-sac. Offering spacious and versatile accommodation arranged over three floors, the property features a generous lounge, study/TV room, luxury extended kitchen/family/dining room, utility, three bathrooms including two en-suites, landscaped rear garden, detached double garage and ample off-street parking. Ideally located for local schools, shops, transport links and nearby motorway networks, this impressive executive-style home offers exceptional space, flexibility and family living. Early viewing is highly recommended.

MONROE

SELLERS OF THE FINEST HOMES

1 WINDSOR OVAL

• Six Generously Sized Bedrooms • Impressive Kitchen, Family & Dining Room • Beautifully Presented Lounge • Versatile TV Room / Study • Three Modern Bathrooms • Energy Efficient Solar Panels • Double Detached Garage • Contemporary & Stylish Interiors • Ideal Home for Modern Family Life • Highly Desirable Residential Location





Substantial Six-Bedroom Detached Family Home | Three Floors | Luxury Extended Kitchen/Family Room | Three Bathrooms | Double Garage | Landscaped Rear Garden | Sought-After Cul-de-Sac Location

A substantial and beautifully presented six-bedroom detached family home, occupying a desirable position within the highly sought-after Windsor Oval development. This impressive executive-style property offers exceptionally spacious, versatile and well-planned accommodation arranged over three floors, making it an ideal home for a growing family or buyers seeking generous living space with excellent flexibility for home working, entertaining and modern family life.

Windsor Oval is an exclusive and highly regarded residential cul-de-sac, comprising a select collection of attractive executive-style homes situated just off Batley Road. The location provides an excellent combination of residential tranquillity and everyday convenience, with a range of local schools, shops, amenities and transport links all within easy reach. The property is also ideally positioned for access to nearby motorway networks, making it particularly attractive to commuters travelling towards surrounding towns and cities.

From the moment you enter, the scale and quality of the accommodation become immediately apparent. The property benefits from generously proportioned rooms throughout, with a neutral and tasteful presentation providing a blank canvas for the new owner to personalise to their own taste. The three-storey layout creates an exceptional degree of flexibility and offers numerous options for family living, guests, working from home and relaxation.

The ground floor features a welcoming and spacious entrance hall, creating an impressive first impression and providing access to the principal reception areas. There is a useful guest cloakroom/WC, together with a delightful lounge offering a comfortable space in which to relax and unwind. A separate office, study or television room provides valuable additional flexibility and could equally be used as a playroom, snug or second sitting room.

A particular highlight of the ground floor is the wonderful extended luxury fitted kitchen, family and dining room. Designed to provide the heart of the home, this substantial open-plan style living space offers an excellent environment for everyday family life, entertaining guests and dining together. The generous proportions provide plenty of room for a range of furniture configurations and make this an especially impressive social and entertaining space. A useful separate utility area further enhances the practicality of the accommodation.

The first floor provides four good-sized bedrooms, offering excellent accommodation for family members, children or guests. The principal bedroom benefits from its own en-suite facilities, while a further family bathroom serves the remaining bedrooms. The generous room sizes throughout the first floor provide excellent flexibility and ensure that each member of the household can enjoy their own comfortable space.

The second floor offers two further double bedrooms, providing an exceptional level of additional accommodation that could suit older children, teenagers, visiting family members or guests. An additional en-suite bathroom serves this level, creating a degree of privacy and independence that is rarely found in many family homes.

Outside, the property continues to impress. The landscaped rear garden has been designed for low-maintenance enjoyment, providing a pleasant outdoor area for relaxing,

entertaining and family use without requiring extensive upkeep. To the front, there is a double garage together with ample off-street parking, providing excellent provision for multiple vehicles and additional storage.

Overall, this is a substantial, versatile and exceptionally well-proportioned detached family residence offering six bedrooms, three bathrooms, multiple reception and living areas, an impressive extended kitchen/family/dining room, a landscaped garden, double garage and ample parking.

The combination of generous accommodation, flexible three-storey living, excellent family space and a highly desirable cul-de-sac position makes this an outstanding opportunity for buyers looking for a substantial executive-style home in this popular area.

In our opinion, this is one of the finest family homes currently available within the immediate area and represents an excellent opportunity for a discerning purchaser. Early internal viewing is strongly recommended to fully appreciate the size, quality, versatility and exceptional family appeal of this impressive detached property

REASONS TO BUY

- LARGE DRIVEWAY
- DETACHED DOUBLE GARAGE
- QUIET VILLAGE LOCATION
- MODERN THROUGHOUT
- DETACHED
- SOLAR PANELS
- EXTENDED
- CCTV

ENVIRONS

The property is conveniently positioned within easy reach of Leeds City Centre and Wakefield and its wide range of amenities. Excellent transport links are nearby, with the motorway network making this an ideal location for commuters.

TENURE

We are advised the property is freehold and vacant possession will be granted upon completion. There is a minimal 'Estate Charge' which covers the upkeep of the grounds on the street. This is currently £150per annum.

LOCAL AUTHORITY - Leeds City Council

Early viewing is highly recommended to fully appreciate the space, flexibility, and potential this impressive home has to offer.

For further information or to arrange a viewing, please contact the office on 0113 3500866

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band F

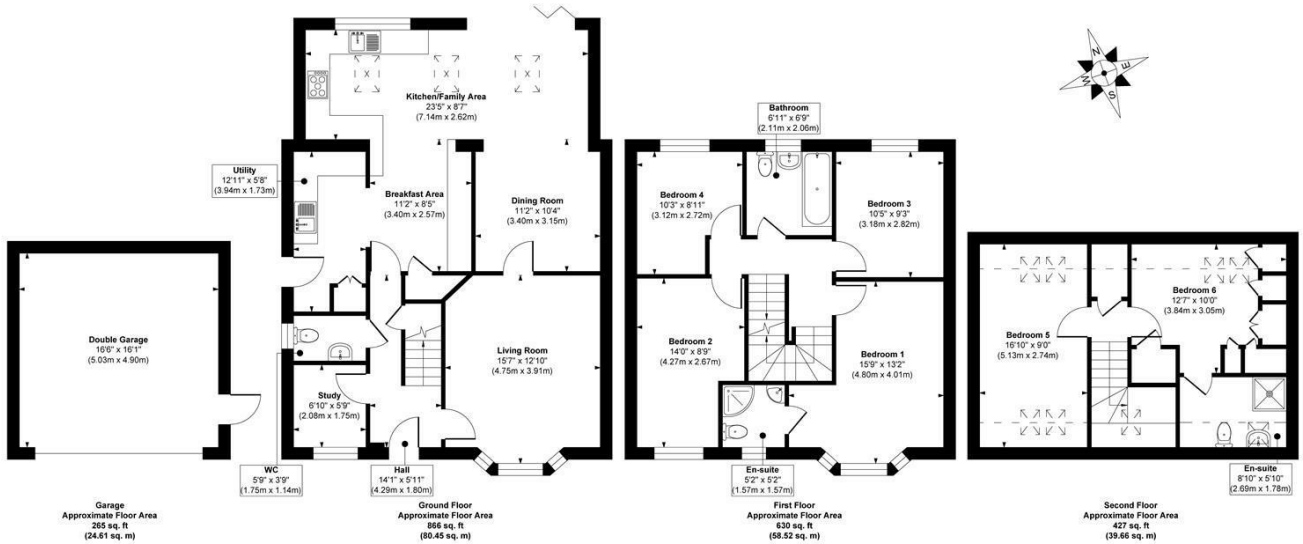
Viewings – By Appointment Only

Floor Area – 2188.00 sq ft

Tenure – Freehold





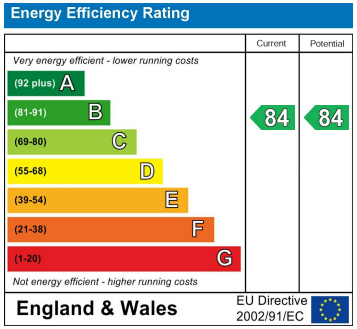


Approx. Gross Internal Floor Area 2188 sq. ft / 203.24 sq. m (Including Garage)

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

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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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

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