



Box Tree House  
Broomhall Avenue, Wakefield





23a Broomhall Avenue

Wakefield, WF1 2AZ



**An individual contemporary detached family home designed by the owner with a grand reception hall, galleried first floor landing with characterful concealed door into the shower room, a luxurious en suite to the principal bedroom and a sweeping driveway with turning area.**

A superb contemporary four/five bedroom detached family home tucked away in this highly sought after location and stylishly finished to an excellent standard.

With a gas fired central heating system and modern sealed unit double glazed windows, this impressive family home is approached via a grand central reception hall that creates a lovely welcoming atmosphere. Situated to the front of the house the living room has a media wall incorporating a log effect electric fire and connects through to a substantial living dining kitchen fitted out to an excellent standard. The dining area has French doors that lead out to a lovely private garden ideal for outside entertaining. There is a separate utility room in addition. Also on the ground floor is a large fifth double bedroom, which could easily be used as a large second reception room, if required which is connected to a further double bedroom with a jack and jill shower room. An additional shower room and w.c. completes this floor. To the first floor the principal bedroom is finished to a stunning standard with a feature fireplace and an abundance of fitted furniture leading through into a most luxurious en suite. There are two further well proportioned bedrooms on the first floor, which are served by a shower room that is approached via a characterful concealed entrance. There is also a storage room which houses the hot water cylinder. Outside, the property is approached via a sweeping driveway that leads up to a broad parking/turning area. A sensor-activated security light illuminates the driveway. To the rear of the property, there is an attractive shed and substantial bin storage. Also, there are two outside water taps and a set of outside electrical sockets at either end of the property. The principal gardens lie to the side of the house where there is a fantastic family entertaining area with tiled patio and pergola as well as artificial lawns and well stocked beds and borders.

The property is situated in this highly regarded area within convenient access of the broad range of shops, schools and both state and private schools. This prestigious address also benefits from a good range of local facilities as well as ready access to the national motorway network.









## ACCOMMODATION

### GRAND RECEPTION HALL

Stylish double doors to the front with skylight over, central staircase and built in cloaks cupboard. Two contemporary style central heating radiators.

### GUEST CLOAKROOM/W.C.

Fitted to an enviable standard with a three piece white and chrome suite comprising shower cubicle with over head shower, vanity wash basin with cupboard under and low suite w.c. with concealed cistern. Part tiled walls and floor. Extractor fan. Contemporary style heated towel rail.

### SITTING ROOM

Windows to the sides, central heating radiator and a lovely log and flame effect electric fire with provision for a wall mounted television over.

### LIVING DINING KITCHEN

Fitted to a very high standard with a range of wall and base units with Quartz worktops with matching upstands and splashbacks incorporating 1 1/2 bowl composite sink unit with Pro-boil tap. Matching island unit and dining table that can be included within the sale, by separate negotiation. Five ring Induction hob with filter hood over, two built in full size Neff ovens, integrated Neff microwave, integrated dishwasher, slide out dustbin, integrated undercounter larder style fridge, full size integrated larder fridge and separate integrated freezer. To the dining area there are two contemporary style central heating radiators, double French doors leading out to the garden.

### UTILITY ROOM

External stable style door to the rear as well as a frosted window. Fitted with a matching range of cupboards with Quartz worktops and upstands and having space and plumbing for a washing machine and a tumble dryer, inset composite sink unit, temporary style vertical central heating radiator and matching cupboards housing the gas fired central heating boiler and electricity distribution point. Extractor fan.

### BEDROOM FOUR

With window to the rear, contemporary style central heating radiator and a connecting door through to the shower room and reception hall. Provision for a wall mounted television.

### SHOWER ROOM/W.C.

Frosted window to the rear, fitted to a lovely standard with a white and chrome suite comprising wide shower cubicle with overhead shower, twin wash basins and low suite w.c. with concealed cistern. Part tiled granite walls and floor. Ladder style heated towel rail. Extractor fan and shaver socket.

### BEDROOM FIVE/RECEPTION ROOM

Window to the front, contemporary style central heating radiator and connecting doors through to the shower room and reception hall. Provision for a wall mounted television.









## FIRST FLOOR GALLERIED LANDING

An atmospheric room with a double central heating radiator, doors to all three bedrooms and concealed entrances to the shower room and airing room.

## PRINCIPAL BEDROOM

With an attractive shaped and shuttered window to the side, two contemporary style central heating radiators, a feature focal point fireplace with a pebble effect electric fire, an abundance of fitted cupboards with matching drawers, dressing table and blanket chest.

## EN SUITE/W.C.

A most luxurious en suite fitted with a white and chrome five piece suite comprising double ended bath, separate walk in shower cubicle with twin head shower, twin wash basins set on Minerva pediment, low suite w.c. two contemporary style central heating radiators and part tiled walls and floor. Windows to the front and side, concealed shaver point and extractor fan.

## BEDROOM TWO

Window to the front, contemporary style central heating radiator and an interesting and attractive sloping ceiling arrangement.

## BEDROOM THREE

Velux roof light set into sloping ceiling to the rear, contemporary central heating radiator.

## SHOWER ROOM/W.C.

With concealed access from the landing and fitted with a quality three piece white and chrome suite comprising wide shower cubicle, vanity wash basin on a Quart pediment and low suite w.c. with concealed cistern. Contemporary style central heating radiator, extractor fan and a Velux rooflight set into the sloping ceiling to the rear.

## AIRING ROOM

With concealed access from the landing, the airing room has storage and is fitted with the insulated and pressurised hot water cylinder and providing useful additional storage space.

## OUTSIDE

The property is approached via a private gravel driveway with close boarded fencing for privacy with planted beds and borders. The driveway opens out into a large parking/turning area. The principal gardens lie to the south of the house with a wide tiled outside sitting area ideal for outside entertaining with pergola, further gravelled seating areas and artificial lawn dispersed with planted beds and borders.

## COUNCIL TAX BAND

The council tax band for this property is F

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

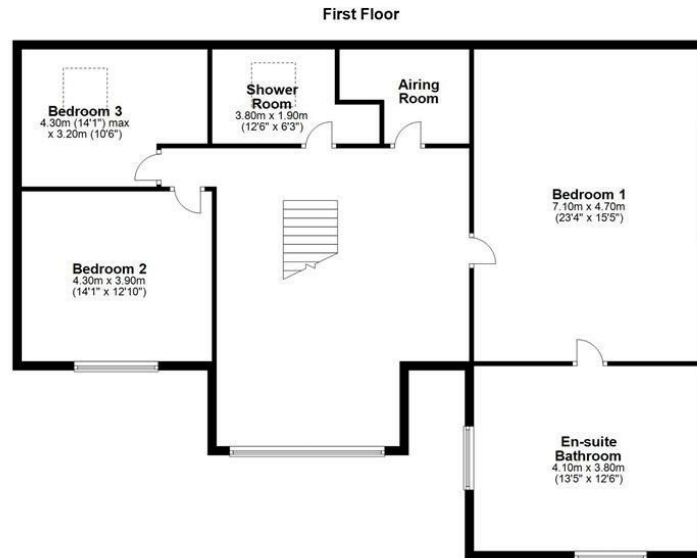
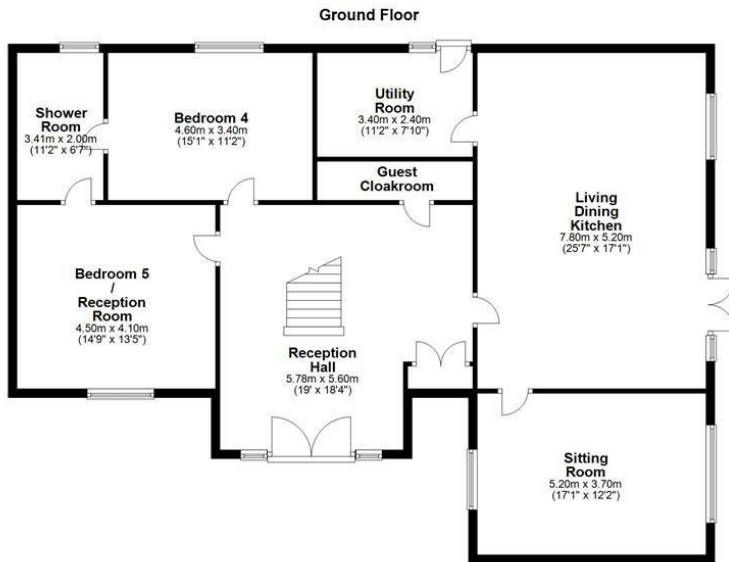
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.











**OTHER INFORMATION**

**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b> <b>92</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

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