



Ashfield Villa



Welcome

Ashfield Villa is a beautiful family home nestled between the vibrant city of Leeds and bustling Wakefield.

Arriving at the house, the façade is immediately appealing, in a warm magnolia hue, surrounded by mature gardens. The original part of the house is thought to be around 150 years old and has been sympathetically extended by the current owners.

It's hard to choose our favourite features but the exquisite embossed cast iron radiators throughout the house, two multifuel stoves and the range oven in the kitchen are certainly amongst them.



Step Inside

Approaching the front door via the attractive cobbled stone pathway, the front porch with pitched roof is welcoming and suggestive of the lovely home which lays just beyond the threshold.

Step through the front door and you arrive in the light and airy entrance vestibule with practical wood flooring and windows to both sides. An internal glazed door allows you to glimpse the interior beyond with the stained glass window above indicative of the many attractive features found throughout the house. Once into the main hallway the stairs leading to the first floor are immediately ahead.

Push open the solid wood door on your right to sneak a peek at the sophisticated dining room with a fantastic wood burning stove and attractive stone mantel and hearth.

What a space to entertain in, with plenty of room for a large dining table to seat eight or more, still leaving room for a dresser and sideboard without feeling cramped. What a wonderful setting for a family Christmas dinner with the fire crackling in the background.



Elegant Interiors

Back down the hallway to the other side of the house, almost a mirror image of the dining room is the lounge. The focal point of the room being the period slate fireplace, thought to be one of only a few of its type found anywhere in the UK. It is a unique and attractive feature and the perfect home for the multi fuel stove it is home to.

Other period features in the room such as the coving and ceiling rose and the fabulous embossed cast iron radiator make this a perfect haven to relax and keep cosy in front of the fire on a cold winters evening after a busy day at work.



Kitchen Creations



Returning to the hall, follow your nose to find out what's cooking in the immaculate kitchen. The high quality finish is evident in the solid oak units finished with sleek marble work surfaces, all lit up by the bright spotlighting. The kitchen comes with all the fittings and gadgets that even the most discerning chefs could want, with large integrated larder style fridge freezer, dishwasher and even a garbage disposal in the sink.

The central island makes good use of the space but is versatile in that it can be moved and the original inglenook brick chimney breast has been cleverly adapted to house a fantastic range cooker. Imagine baking here with children or preparing a family feast, and all finished perfectly with attractive tiled flooring with under floor heating to keep your toes warm.



Sumptuous Space

The kitchen opens out to the newly added conservatory making this a fantastic family living space.

You can just imagine keeping an eye on children busy with homework, whilst you cook in the kitchen or taking five minutes to relax on the sofa with a cup of coffee, watching them play in the garden.



The French doors leading onto the garden are perfect for when you want to host BBQ's in the summer, you will love being able to throw them open and bring the outside in. Tucked away in the corner of the conservatory is a newly added downstairs WC – an essential for every family home.

As you travel back through the kitchen another hidden surprise is the door to the cellar, perfect for storing your wine collection, and on the opposite side of the kitchen is the rear entrance lobby with external access to the rear drive. Superb for hanging wet coats and storing muddy boots before entering the house.



Bath, Bed & Beyond

Back through the hallway taking the stairs to the first floor, you find yourself on an expansive landing with even more storage by way of built in cupboards, an ideal place to keep linen and towels.

To the left you will find the first of three bedrooms on this side of the house, two of which were originally one large room and could easily be returned to this.

The bedroom to the front of the house overlooks the front garden whilst the next has a window overlooking the rear garden. The third bedroom on this side, currently used as an office, also overlooks the rear garden.

Serving all three rooms is the family bathroom, in a period style with large corner bath, which no doubt kids will have great fun in, complete with a hand basin and WC.





Now to the opposite side of the stairs where lots of surprises lay. Firstly wander to the end of the light and airy corridor where you will come to the first of two double bedrooms in the newer part of the house. With a magnificent en-suite you would be forgiven for thinking you had arrived in the master bedroom! This room would make an excellent guest room or bedroom for an older child who craves their own space.



Perfectly appointed, the fully tiled en-suite has shower cubicle and a modern high gloss white vanity unit housing the basin and WC with a further unit above for storing your toothbrush away. Next door another double bedroom awaits, a similar size to the last and also boasting an en-suite with shower cubicle, hand basin and WC. There will definitely never be queues for the bathroom in this house!



The Master Suite

And back towards the top of the stairs on the left, last but most certainly not least, you will discover the master bedroom suite.

What a magnificent room with absolute bags of space, which makes the triple wardrobes tucked into the alcoves seem small.

Simple and elegant, there is lots of scope to add built in wardrobes or even a roll top bath.

Relax and refresh in the en-suite, smartly tiled with shower cubicle, hand basin and WC. Perfectly positioned to get ready in the morning and set you up for the day.





Step Outside

Outside, enter the driveway via the wooden electric gates where there is room to park several vehicles and where you can access the double garage via the remote controlled roller garage door. Also accessed from the house, the garage has a range of base units providing bags of extra storage and it's here you will find a laundry area with washing machine and tumble dryer.

The mature garden, mainly laid to lawn, stretches around the left hand side of the house to the rear where a pond and greenhouse can be found. To the right of the house you can access by foot the rear driveway with wooden gates and room for a further two vehicles.

The finer details...

Mains electric, gas and drainage

Fully double glazed with UPVC double glazing throughout

Gas central heating throughout

Council Tax Band: E

Leeds City Council

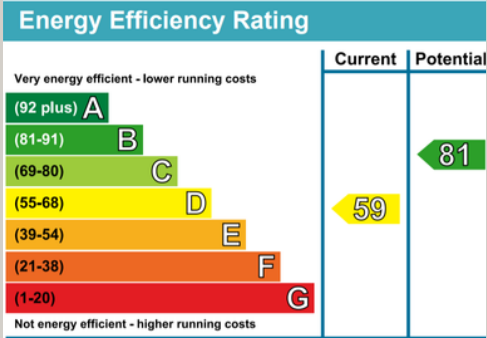
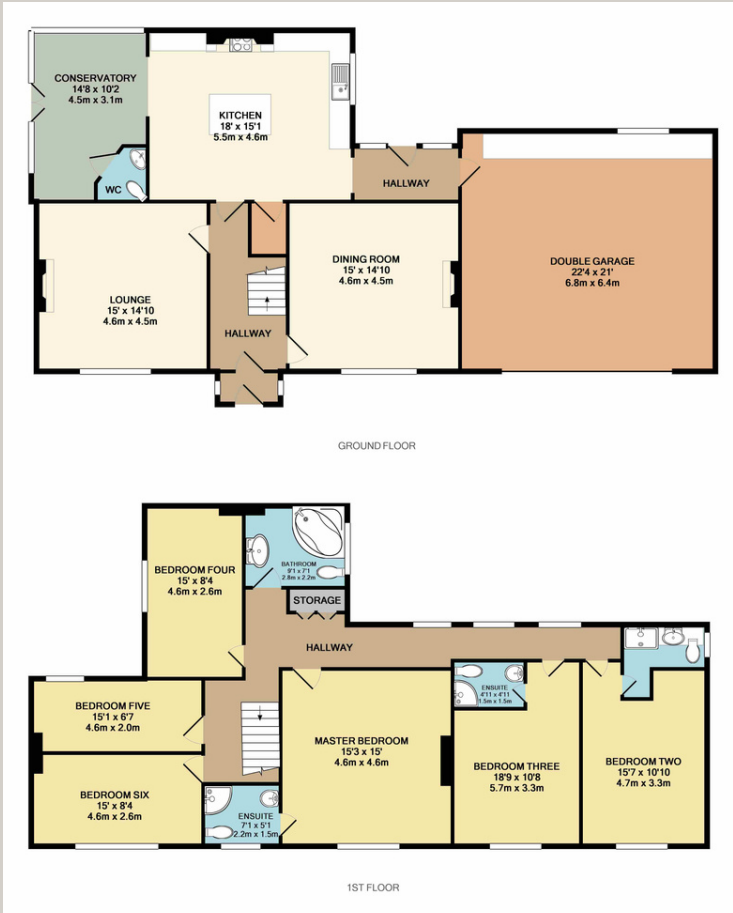
Ashfield Villa,
175 Leeds Road, Wakefield,
WF3 3ND

Nearby

A popular location ideal for accessing all the amenities in Wakefield City Centre as well as commuting to Leeds or Sheffield via the motorway network just a few minutes drive, with London just 2 hours by train from Wakefield Westgate.

This is a perfect home for families looking for good schools locally, with amongst others, the Ofsted outstanding rated Outwood Grange Academy and the Wakefield Grammar Schools close by.

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