



NO. 9
FINKLE CLOSE
WAKEFIELD

QUIET COUNTRY VILLAGE SETTING

Rediscover the restorative charm of rurality, at No. 9, Finkle Close, a spacious, versatile and welcoming family home, nestled in the friendly and peaceful West Yorkshire village of Woolley.

Peacefully positioned along a quiet cul-de-sac of just nine homes, No. 9, Finkle Close, enjoys the advantage of an elevated setting, standing proudly off the road, behind a good size driveway, leading to a large, two car double garage; extended above to create a spacious family home with four large double bedrooms alongside a fifth single bedroom.

Borders brimming with bulbs edge the neat front lawn, bursting forth in a herald of spring colour as winter fades, providing a vibrant arrival home.

Stepping through the front door, emerge in the light and bright entrance hallway, where a cloakroom features conveniently on the right.





“THE VILLAGE IS SO PRETTY.
IT’S A FRIENDLY COMMUNITY.”

LIGHT-FILLED LIVING

Neutral décor pervades throughout the home, amplifying the airy lightness of this southerly facing house.

Entertain family and friends in the large sitting room on the left, where light streams in through a large bay window to the front, and another separate window to the side of the fireplace, where a multifuel stove issues warmth and welcome throughout the winter months.



“WHEN IT’S REALLY HOT IN SUMMER,
THIS IS A LOVELY, COOL ROOM.”





SAVOUR THE VIEW

From the entrance hallway, directly ahead, make your way through the door on the left, into the dining room. Bright and inviting, this large room is the perfect space for Sunday dinners and special occasions, with French doors framing views out over the garden, opening to provide instant access to the walled patio terrace, ideal for alfresco dining.









HEART OF THE HOME

Next door to the dining room is the breakfast kitchen, a light and sociable hub, with ample space for a breakfast table. With abundant storage space for all your culinary essentials in the cabinetry, integrated appliances include a double oven, hob, sink, dishwasher, microwave and fridge.



PRACTICAL PLACES

Tucked off the kitchen is a handy utility room, with a separate sink, and plumbing for a washer and dryer, providing access to the garden and integral garage. Also opening up from the rear of the kitchen is a flexible room, currently used as an office but previously having served as a playroom and music room.

A spacious home that has evolved and been extended over the years, it still has so much to give, with the potential to extend to the side, convert the garage, or open the kitchen up at the rear with either the dining room or utility to create a modern, open plan dining kitchen with access out via bifolding doors into the garden.





BEDTIME BECKONS

From the entrance hall, take the carpeted stairs up to the first-floor landing, making your way right, to the end to discover the master suite, nestled to the front of the home.





“IT’S BEEN A GREAT FAMILY HOME
FOR US. IT’S IDEAL FOR GUESTS.”



A joyous bedroom, with so much space, a wall of built-in wardrobes provides an abundance of storage, keeping the space clutter free, whilst the wide window to the front allows you to watch the quiet comings and goings of the cul-de-sac. The elevated stance of this home lends further privacy to the bedrooms.

Freshen up in the ensuite, served by a centrally filling bath, separate shower, wash basin and WC.



ROOM FOR ALL

Across from the master bedroom is another spacious double bedroom, with wardrobe storage at present and fantastic views out over the rear garden.

Next door, discover a third capacious double bedroom, with ample space for wardrobes, chest of drawers and double bed and again, offering delightful views out over the rear garden.







SOAK AND SLEEP

Refreshment awaits in the family bathroom, tiled in contrasting shades to the walls, and furnished with a bath containing overhead shower alongside a wash basin and WC.

Further along the landing, discover plenty of storage in the large cupboard, before arriving at a fourth double bedroom, dressed in neutral shades, to the other side of the stairs, offering elevated views out over the front.

Ideal as a nursery or study, there is a fifth bedroom to be found at the end of the landing, served by fitted wardrobes. Wonderful as a home office, seek inspiration from the colourful views down to the maturely planted garden at the rear.







OUTDOOR OASIS

Outside, the walled patio dips beneath the raised garden, soaking up the sunshine and sheltered from the breeze.

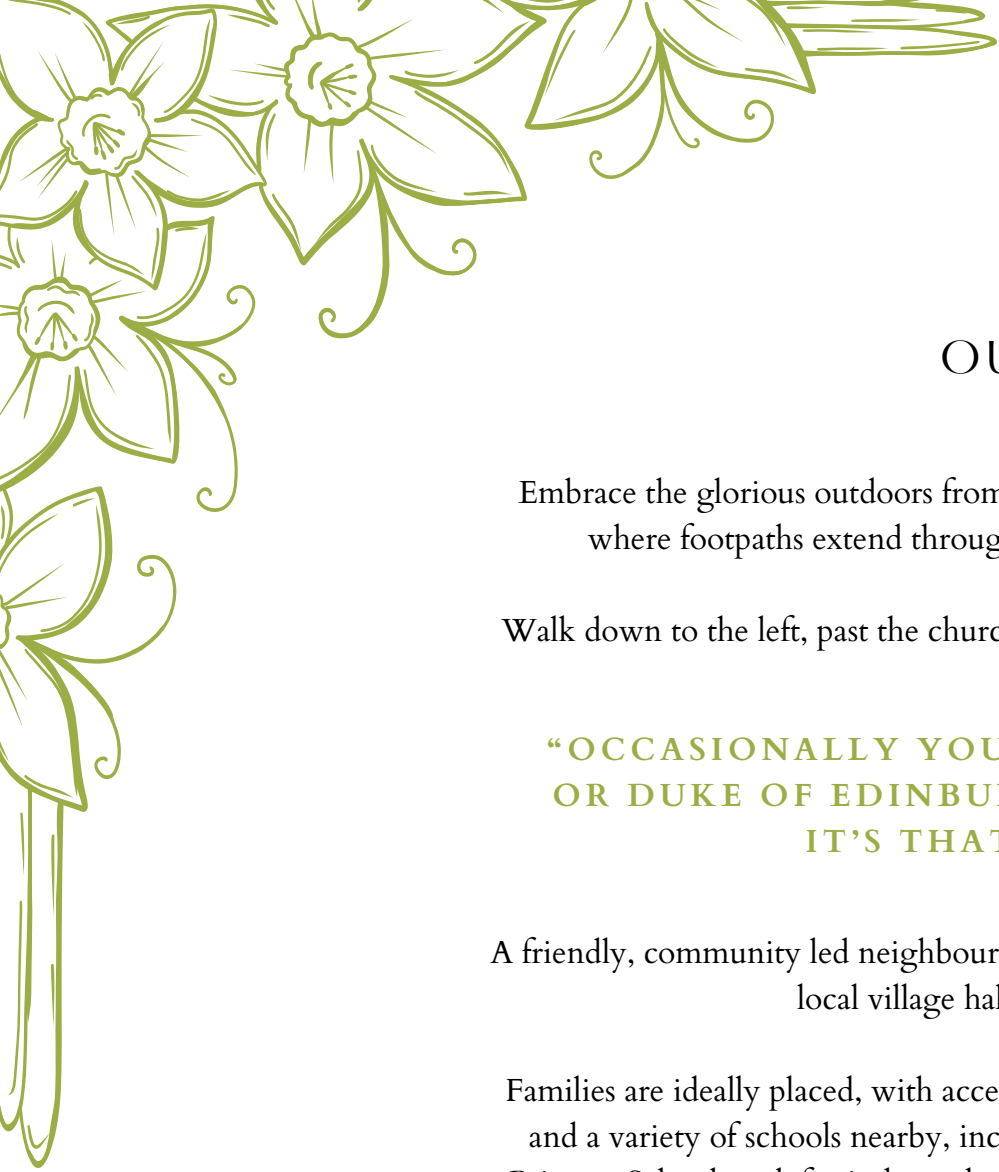
A beautifully maintained garden, south facing, wrapping around to the side where there is scope for a shed, and full of light, the healthy lawn is well tended and maintained, with borders and beds brimming in colour throughout the spring and summer.

Enjoy alfresco dining on the patio and watch for visiting birds, hedgehogs and other wildlife.





“WE LIVE IN THE DINING ROOM IN THE SUMMER.
IT’S SO WARM AND YOU CAN LOOK AT THE
GARDEN AND PHEASANTS WHEN THEY LAND.”



OUT AND ABOUT

Embrace the glorious outdoors from the comfort and convenience of No. 9, Finkle Close, where footpaths extend through fields within a minute's walk of the front door.

Walk down to the left, past the church overlooking the fields and admire the elevated views.

**“OCCASIONALLY YOU WILL SEE GROUPS OF WALKERS,
OR DUKE OF EDINBURGH EXPEDITIONS WALKING BY,
IT’S THAT SORT OF SETTING.”**

A friendly, community led neighbourhood, there are societies, events and activities held at the local village hall, with a bar night once a month.

Families are ideally placed, with access to the local recreational field, just two minutes away, and a variety of schools nearby, including Dane Royd Junior and Infants School, Darton Primary School, and, for independent schools, further afield there is Denby Grange School, Queen Elizabeth Grammar School and Wakefield Independent School.

**“YOU CAN BE AS INVOLVED WITH VILLAGE LIFE
AS YOU LIKE. IT’S EASY TO MAKE FRIENDS.”**

With a local M&S 15 minutes’ drive away, there is also a Co-op in nearby Hall Green, with larger supermarkets in nearby Wakefield. Meanwhile, for leisure, perfect your swing at the local 18-hole golf club, just minutes’ walk from home.

So convenient for commuting, enjoy all the peace and quiet of the countryside, whilst retaining transport links, just ten minutes from the M1 and its easy links to Sheffield, Meadowhall and Leeds. Connect with the M62 to access Liverpool, Manchester and the East Midlands Airport.

A happy family home, in a peaceful, tranquil, countryside setting, with fantastic links to the wider world, enjoy the quiet calm of village life, from the spacious surrounds of No. 9, Finkle Close.

**“IT’S BEEN AN ABSOLUTE JOY AND GREAT
PRIVILEGE TO HAVE LIVED HERE.”**

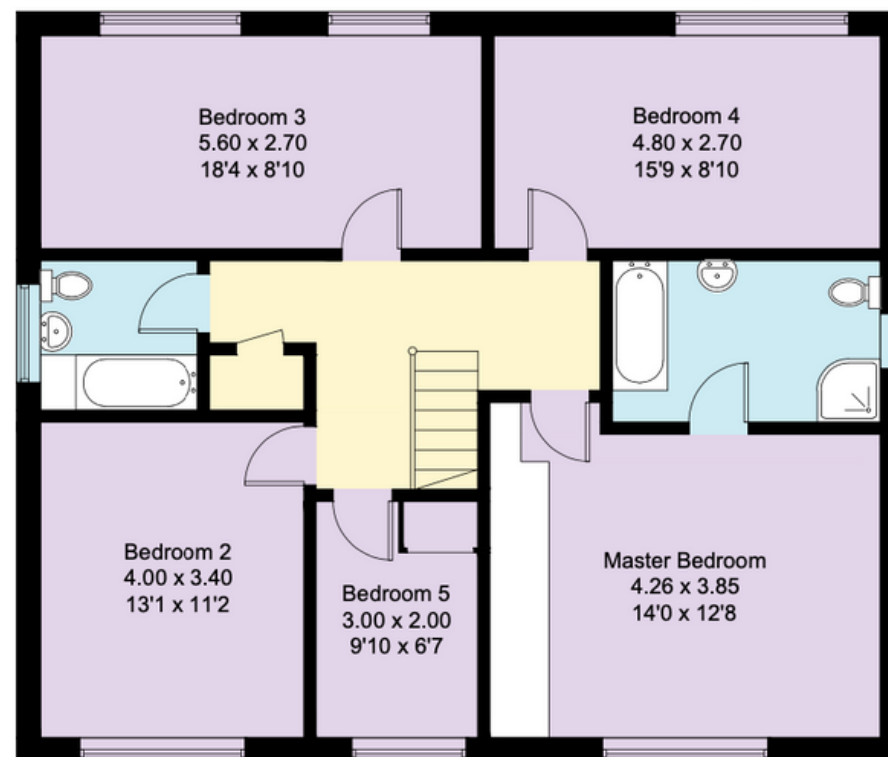
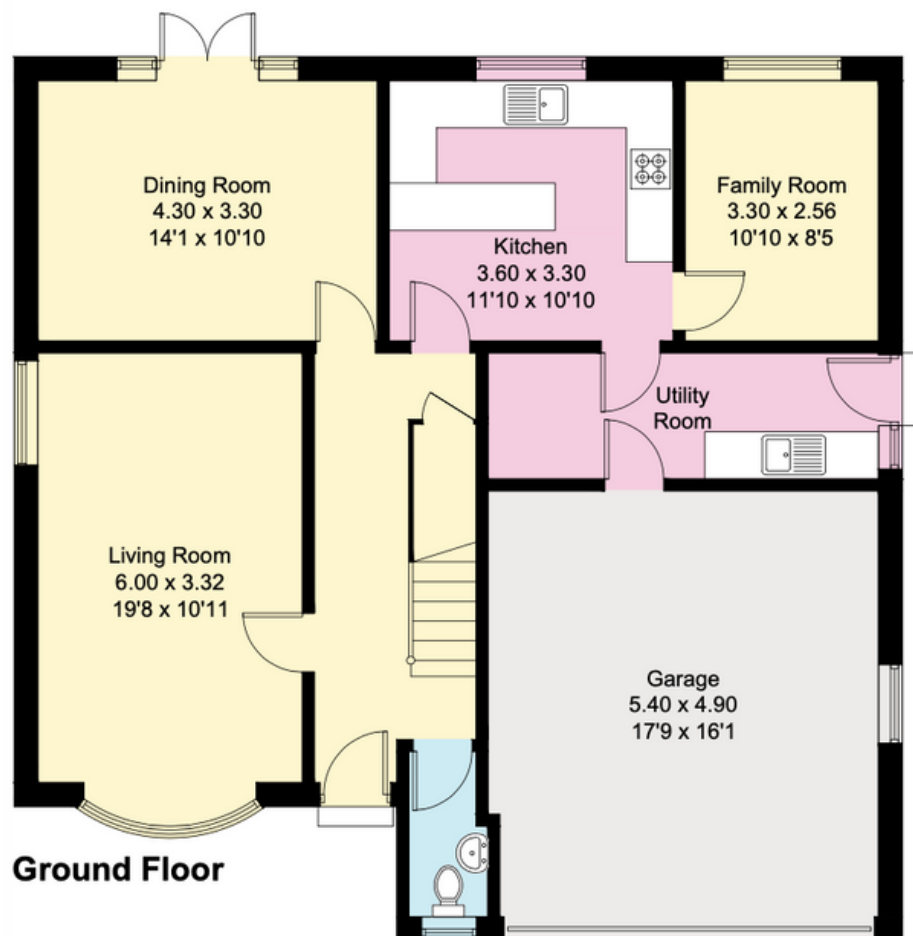


USEFUL TO KNOW:

- UPVC double glazing throughout
- Gas central heating
- Mains gas and electricity
- Mains water and drainage
- Set within Woolley conservation area
- Wakefield City Council
- Council tax band F
- EPC rating D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 201.1 sq m / 2165 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1066025)

NO.9
FINKLE CLOSE
WAKEFIELD

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RUTLEY
CLARK

UNIQUE HOMES