



WHEATCROFT





Privately tucked back from the road, pull up along the sweeping, tree-lined, gated driveway of Wheatcroft, a spacious and characterful family home brimming with versatility, nestled on the fringes of the small town of Ossett.

Tucked peacefully away behind a large front lawn, bordered by mature hedging, Wheatcroft, a spacious and detached 1930s redbrick home stands proudly, emanating period charm from the outset.





CHARACTER AND COMFORT

Formerly the village police house, a traditional streetlamp light features along the driveway, which sweeps around to the rear of the home where ample parking can be found alongside a substantially sized, detached double garage where a boarded loft space has been used as a den for the children.

Make your way indoors, into the spacious entrance hallway, where wooden flooring extends underfoot and light streams in through the large window to the side.

Elegant panelling embellishes the front lounge on the left, cosily carpeted in cream underfoot and where original features including the picture rail and layered cornicing to the ceiling lend a characterful touch to the comfort of the room.

Light streams in through large windows to two aspects, framing verdant views out over the garden, as warmth emanates from the gas fire, snug within its handsome surround.

Ahead from the entrance hall, an inner hallway crosses from right to left, offering access to the guest cloakroom with wash basin and WC, and a rear porch.







WINE AND DINE

Stylishly decorated throughout, return along the inner hallway to arrive at the dining room, where shimmering wallpaper sets the scene for enchanting family dinners, celebrations and special occasions. A gas fire nestled within its black and white surround adds warmth on winter nights, whilst French doors offer the opportunity for alfresco dining in summer. Ornate coving and picture rails infuse character throughout.

Turning left out of the dining room, found directly ahead from the main entrance, feast your eyes on the capacious family kitchen. The heart of the home, handsome wooden flooring flows out underfoot, whilst an array of cabinetry affords ample storage. Cook up a feast on the Rangemaster cooker. Other built-in appliances include a large fridge and dishwasher, with plumbing available in a deep utility cupboard just off the kitchen for washing machine and dryer.

Black granite worktops gleam in the natural light streaming in through the French doors which connect this spacious kitchen-diner to the broad patio beyond; ideal for indoor-outdoor living and dining.





VERSATILE LIVING

Through from the kitchen enter the family room, a capacious space connecting to the garden via French doors, with the capacity to serve as a separate annexe for multigenerational living, offering access into bedroom four, a spacious double served by its own private shower room ensuite.

This versatile room could also be used as a study for those working from home. There is also scope to extend above this area of the home if needed.







REST AND REVIVE

Returning to the entrance hall, the staircase, with carpet runner, ascends to the first floor landing, light entering from the window on the turn which provides elevated views out over the expansive garden.

Fitted storage awaits in bedroom three, where built-in wardrobes offer hanging space for clothes and views feature out over the garden.

Next door, sleep beckons in the master bedroom, where a corner of fully fitted wardrobes and drawers offers all-season storage. Peacock blue feature wallpaper adds a colourful flair.





Along the landing, the spacious second bedroom again offers built in storage and shelving whilst the large window provides fantastic views out over the front garden with its colourful planting and mature trees.

Refreshment awaits in the family bathroom, furnished with drench shower, large double-ended bath and wash basin boasting plentiful vanity unit storage.



"It's a huge space, children can ride their bikes all around the house, there is lots of room to play up and down the drive and on the quiet cul-de-sac."



FAMILY GARDEN

Bathed in sunlight throughout the day, outside, discover a garden made for outdoor family living.

The patio area beneath the pergola is the perfect place for barbecues and alfresco dining and entertaining, whilst the broad patio outside the kitchen offers so much space to soak up the sunshine. Beyond, the lush green lawn stretches back, meeting with mature borders brimming with colour.

Private, peaceful, sheltered and screened from view there is plenty of space for children to kick about a ball and perform a cartwheel or two.



OUT AND ABOUT

Wheatcroft, in the tranquil, semi-rural town, Ossett, is well-served by a range of local amenities, making it an ideal setting for families, commuters, and those seeking that reassuring sense of community living.

Close by you can find several highly regarded schools, including Ossett Academy at secondary level and, for younger students, South Ossett Infant Academy and Dimple Well Infant School.

Ossett's town centre is just a short walk or drive away, with a range of independent shops and larger retailers. From family-owned butchers and bakeries to high-street stores and supermarkets, providing plenty of options for your day-to-day needs.

Commuting could not be more convenient, with easy access from Wheatcroft to the M1 motorway, for links to Leeds, Wakefield and Sheffield.

By rail, Wakefield Westgate and Dewsbury train stations are within a short drive, offering direct rail services to major cities like Leeds and Manchester.

With a host of parks and playgrounds within easy reach, enjoy picnics with the children or head a little further afield to the Yorkshire Sculpture Park for a fantastic family day out.

Offering a rare blend of character, comfort, and convenience in a tranquil yet well-connected setting, Wheatcroft is a versatile home, with fantastic accessibility to local amenities, parks, and highly regarded schools, making it ideal for families and those seeking a peaceful retreat with easy access to major cities.

Combining period charm with modern family functionality, Wheatcroft is a home full of warmth, in which lasting memories made.

"It's a fantastic home for entertaining indoors in the winter, or outside on warm days."

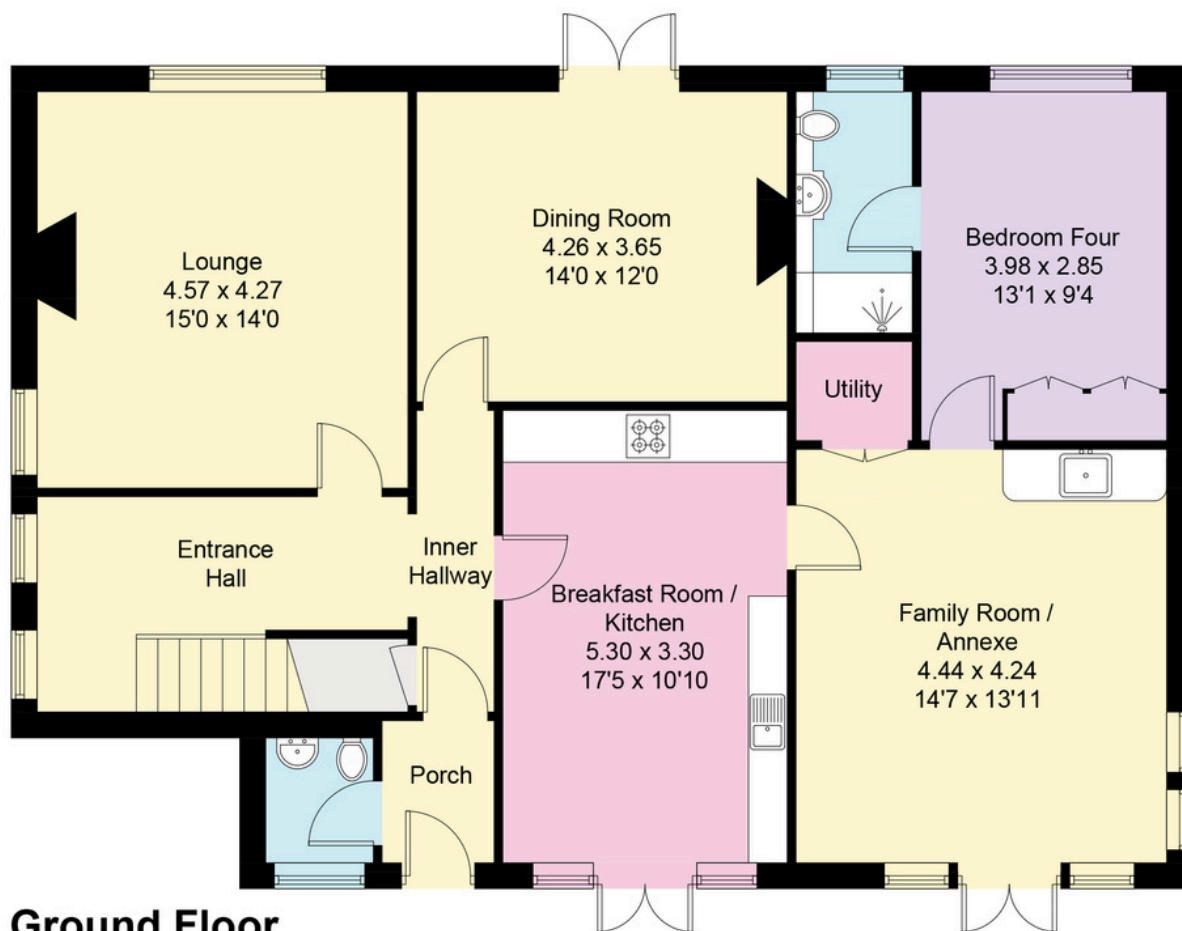


USEFUL TO KNOW

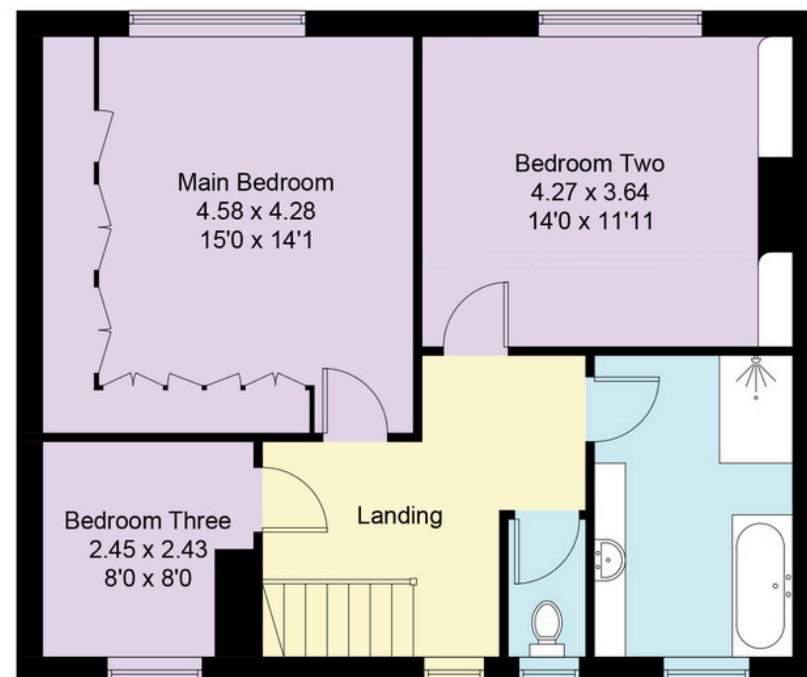
- Built in 1932,
- Fully double glazed throughout,
- Gas central heating,
- Mains water and drainage,
- Wakefield City Council,
- Council Tax band E,
- EPC rating C
- Freehold

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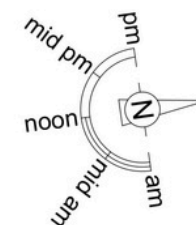
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141806)



WHEATCROFT

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RUTLEY
CLARK

UNIQUE HOMES