



5 Bed
House - Detached
located in

46 Harrison Close

Wakefield

WF1 3FE



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£650,000

*** OPEN PLAN LIVING AND FABULOUS OPEN VIEWS*** Nestled in the desirable area of Harrison Close, Wakefield, with open views to the rear aspect, this stunning detached house offers a perfect blend of modern living and spacious comfort. Built in 2017, the property boasts an impressive 2,131 (approx.) square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by three generous reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge, a formal dining room, or a vibrant playroom for the children.

The property features five well-appointed bedrooms, all with fitted furniture, ensuring that everyone has their own private sanctuary. Each room is designed with comfort in mind, offering plenty of natural light and space for personalisation. With three modern bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

The contemporary design and high-quality finishes throughout the home reflect a commitment to modern living, while the detached nature of the property provides added privacy and tranquillity. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families.

Entrance Hall

This impressive entrance hall offers a bright and welcoming space with a neutral colour palette and polished tiled flooring that leads naturally through to the open-plan living areas and the staircase to the first floor, blending practicality with a sense of warmth and style.

Sitting Room

16'3 plus bay x 9'9

The spacious sitting room is filled with natural light from a large bay window to the front aspect. This room is separate from the other open plan rooms, creating an inviting area perfect for relaxing.

Kitchen/Diner

23'7 x 10'10

The open-plan kitchen and dining area is modern and bright, featuring light wood cabinetry, integrated appliances, and a central island with gas hob and extractor above. The tiled floor flows throughout this space, which also opens out via French doors to the rear, allowing easy access to the garden.

Family Room

17'6 x 10'3

The family room, adjoining the kitchen/diner, benefits from bi-fold doors that open fully to the rear garden and patio area, offering a versatile space for everyday family use or casual entertaining, while enjoying uninterrupted views over the open green space beyond.

Utility Room

This utility room is well-equipped with work surfaces and storage units, plus plumbing for a washing machine, and offers practical access to the downstairs WC, making it an ideal space for household chores away from the main kitchen area.

Downstairs WC

The downstairs WC is tiled and features a modern wall-hung toilet and a small pedestal wash basin, providing a convenient and stylish guest facility.

Living Room

18'8 x 14'0

The living room is a large, bright space with a wide window to the side, perfect for comfortable seating areas and family gatherings, with ample room for various furniture layouts.

Landing

The first-floor landing is a spacious area connecting all bedrooms and bathrooms, decorated in a neutral tone and featuring plush carpeting for a cosy feel.

Bedroom One

14'6 x 12'0

This generous double bedroom features a large window overlooking the front of the property, built-in wardrobes with sliding doors, and a calm, neutral decor that enhances its spacious feel, making it a restful personal retreat.

En-suite One

This en-suite shower room features a walk-in glass shower, a wall-mounted wash basin with wooden vanity unit, and a toilet, decorated in soft neutral tones with modern fixtures to complement the bedroom it serves.

Bedroom Two

13'7 x 10'6

A bright double bedroom with a window overlooking the front, it includes built-in wardrobes, neutral carpeting, and a door leading to an en-suite shower room, providing a private and comfortable sleeping space.



En-suite Two

The second en-suite shower room is similarly appointed with a glass door shower cubicle, contemporary wash basin, and toilet, finished with natural wood accents and neutral tiling for a fresh, clean look.

Bedroom Three

13'8 max x 8'9

This bedroom overlooks the rear of the property and offers a good amount of space with built-in wardrobes, providing flexibility for use as a guest room or a child's bedroom.

Bedroom Four

13'6 x 8'9

Another good sized double bedrooms with fitted wardrobes and a large window facing the rear garden and views.

Bedroom 5 / Office

8'9 x 7'6

A versatile room with a window overlooking the rear of the property, currently arranged as an office, this space would also work well as a single bedroom.





Bathroom

The family bathroom is stylishly fitted with a contemporary white suite including a bath with overhead shower, a wall-hung toilet, and a wash basin set on a wooden vanity unit, finished with modern tiling and a window to the side.

Rear Garden

The rear garden offers a delightful combination of lawn and a large paved patio area, perfect for outdoor dining and entertaining. It enjoys an open aspect to fields beyond, creating a peaceful and private outdoor space.

Front Exterior

The front exterior showcases a modern brick-built detached home with a double garage and driveway parking, complemented by a neatly maintained lawn and tree, contributing to the property's attractive kerb appeal.

MISC

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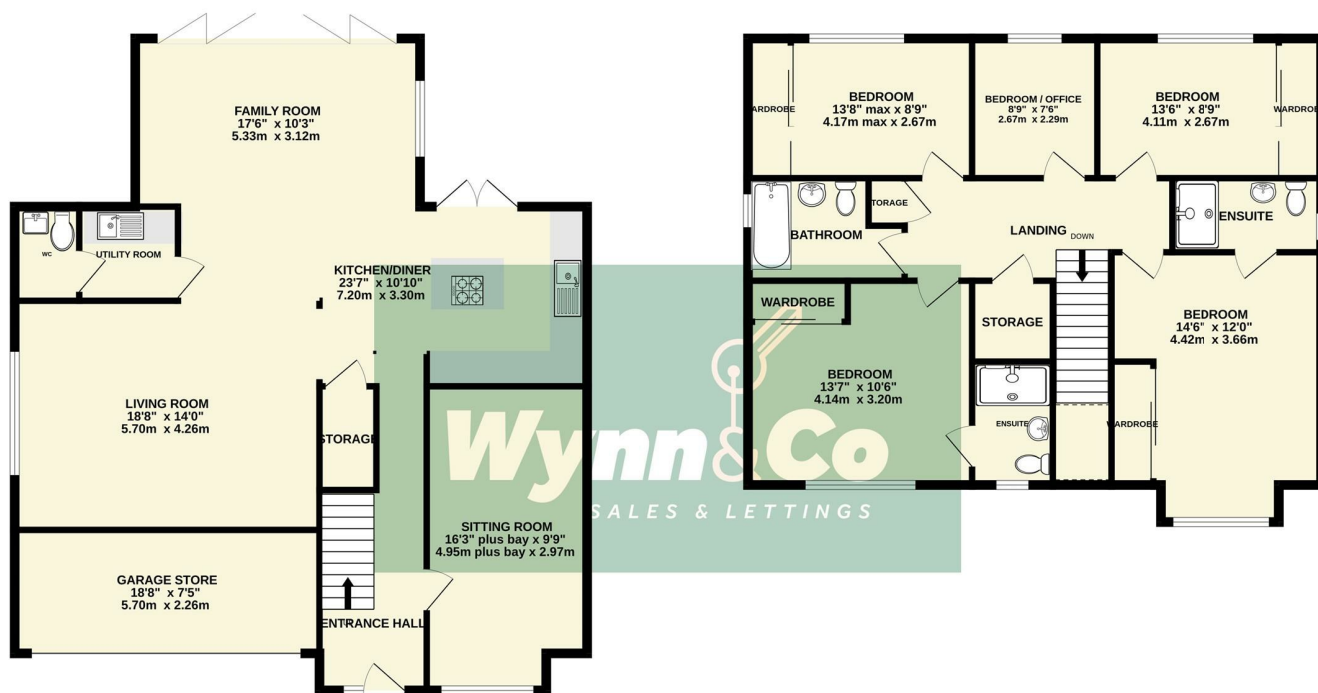


46 Harrison Close, Wakefield, WF1 3FE



GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.

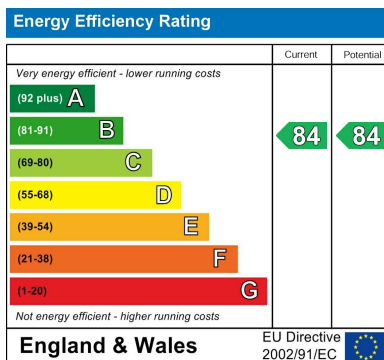
1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



FIVE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 2131 sq.ft. (197.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings