



Woodland Drive, Wakefield

West Yorkshire, WF2 6DB

Asking Price:

£550,000

Holroyd Miller have pleasure in offering for sale a truly unique opportunity to acquire a large and substantially extended detached bungalow, occupying a large garden plot and offering the opportunity to either extend the existing bungalow or demolish and create a large detached dwelling. Situated in this ever sought after location of Sandal south of Wakefield city centre, within walking distance of Newmillerdam Country Park and its excellent pubs and eateries. The accommodation briefly comprises; entrance reception hall way, large lounge, formal dining room with open staircase opening to kitchen, separate utility room, study with three ground floor bedrooms together. To the first floor, bedroom with adjacent bathroom, ample off street parking and large garden areas to the rear with extensive decking area, retaining a high degree of privacy. Located in this popular position within easy reach of J39/M1 for those travelling to either Leeds or Sheffield, excellent rail links to both London and Edinburgh, offered with NO CHAIN.

Entrance Reception Hallway

Lounge 20'3" x 14'10" (6.17m x 4.52m).

With dual aspect double glazed windows, fire surround with flame effect fitted gas fire, single panel radiator.

Bedroom 8'8" x 10'5" (2.64m x 3.18m).

With window and central heating radiator.

Dining Room 11'5" x 14'1" (3.48m x 4.3m).

With open staircase, double glazed French doors leading onto the rear garden, opening to...

Breakfast Kitchen 13'5" x 11'5" (4.1m x 3.48m).

Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted double oven and hob with extractor hood over, wine rack, tiled floor, window overlooking the rear garden.

Utility Room 5'8" x 8'1" (1.73m x 2.46m).

With central heating boiler, plumbing for automatic washing machine.

Study 5'8" x 8'1" (1.73m x 2.46m).

With useful storage cupboard, central heating radiator.

Inner Hallway Leads to...

House Bathroom

Comprising; pedestal wash basin, low flush w/c, panelled bath, shower cubicle, tiling, heated towel rail.

Bedroom to Side 8'8" x 10'2" (2.64m x 3.1m).

With central heating radiator.

Bedroom to Rear 11'11" x 12' (3.63m x 3.66m).

With window and central heating radiator overlooking the rear garden.

Stairs Lead To...

First Floor Landing

With double glazed Velux roof light, useful eaves storage cupboard.

Bedroom 12'4" x 10' (3.76m x 3.05m).


With two double glazed Velux roof lights, fitted pine wardrobes and cupboards.

House Bathroom

Furnished with white suite, with wash hand basin set in vanity unit, low flush w/c, storage cupboard, panelled bath, tiling, double glazed Velux roof light, central heating radiator.

Outside

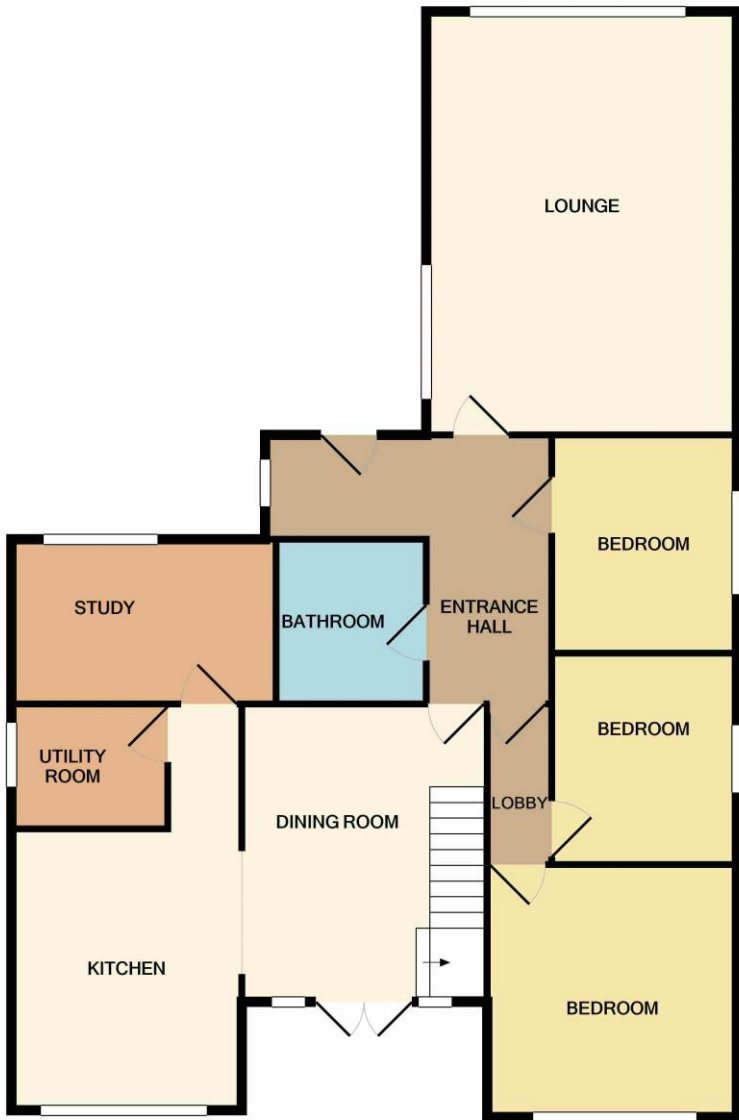
Attractive printed concrete driveway provides ample off street parking, pathway to the side leads to rear garden with extensive decked area with very large formal lawn garden, beyond the fencing is extensive gardens being mainly laid to lawn with mature trees and shrubs. Offering tremendous potential for those looking to either extend or demolish the existing property, subject to necessary planning consent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

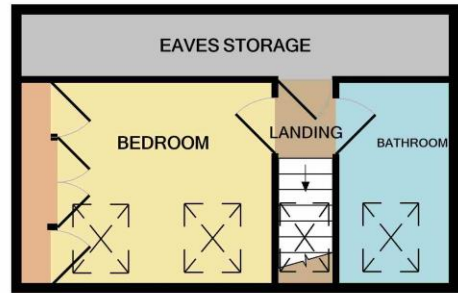








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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