



11 Woodthorpe Manor, Sandal, Guide Price: Wakefield, WF2 6SY £975,000

Holroyd Miller have the pleasure in offering for sale this stunning modern detached family home forming part of this select gated development. With well-proportioned accommodation offered over three levels, with additional accommodation over the garage ideal for a home office or gym. The accommodation briefly comprises of entrance reception hallway with built in storage cupboards, family room with feature bay window, separate study, ground floor cloakroom/wc and utility room. There is a stunning recently refitted kitchen, with a range of shaker style units, and a comprehensive range of Siemens integrated appliances, with feature centre island and bay window opening to the rear garden. Connecting on from the kitchen, is a formal dining room with bespoke built-in bar with integrated beer/wine coolers, French doors leading onto the rear garden, and connecting onto the living room, is a light and airy room with Travertine effect tiled floor and feature fireplace. To the first floor, four good sized bedrooms all having ensuite facilities, master bedroom with custom built-in wardrobes and dressing area. To the second floor, studio area ideal for teenage children or as a guest annex, with adjacent bedroom with en suite. Outside, the property occupies a generous corner position with block paved driveway, providing ample off street parking and leading to a detached double garage, with external access to home gym or office, fitted with heat and air-conditioning. The large rear garden wraps around the property and offers the home complete privacy. A truly enviable family home located on the outskirts of Wakefield city centre, with access to excellent local and private schools, local train station and easy access to the M1/M62 motorway network for those travelling to Leeds, Sheffield, London and Edinburgh. Viewing Essential.

11 Woodthorpe Manor, Sandal, Wakefield, WF2 6SY

Ground Floor Entrance Hall

Double opening doors lead to impressive reception hallway with tiled floor with under floor heating, bespoke built in storage cupboards providing hanging space and seating, further understairs storage cupboard, open staircase.

Cloakroom

Having modern white suite with wash hand basin set in vanity unit, low flush wc, travertine tiling to the floor, downlighting to the ceiling.

Family Room *13'11" (4.25) plus bay window x 13'4" (4.06).* With feature double glazed bay window with built in window seat with storage under, oak flooring with underfloor heating.

Study *11'3" x 7'8" (3.43m x 2.34m).*

Situated to the side of the property with double glazed window, oak flooring with underfloor heating, downlighting to the ceiling, central heating radiator.

Breakfast Kitchen *13'11" x 11'6" (4.24m x 3.5m).*

Recently refitted with a range of light grey hand painted shaker style wall and base units with induction hob with extractor hood over, contrasting marble worktops extending to centre island, a comprehensive range of Siemens appliances including two ovens, warming draw, fridge and freezer, dishwasher, integrated bin stores, Belfast sink with mixer tap unit, feature double glazed bay window, tiling to the floor with underfloor heating.

Utility Room *7'4" x 4'9" (2.24m x 1.45m).*

Having a comprehensive range of built in storage, wall and base units, marble worktops, travertine flooring, plumbing for automatic washing machine and space for dryer, rear entrance door.

Formal Dining Room *13'11" x 12'9" (4.24m x 3.89m).*

A light and airy room with double glazed windows and French doors leading onto the rear garden, bespoke built in bar with display shelving, integrated wine cooler and wine fridges, travertine tiling to the floor, opening to...

Living Room *21'9" x 13'2" (6.63m x 4.01m).*

With double glazed feature bay window, double glazed windows to the side makes this a light and airy space with marble fire surround and hearth with living flame log effect gas fire, downlighting to the ceiling.

Stairs lead to First Floor Galleried Landing

With balustrade, understairs storage and separate airing/cylinder cupboard.

Master Bedroom *13'10" x 16'1" (4.22m x 4.9m).*

With two dual aspect double glazed windows, downlighting to the ceiling, central heating radiator, access to...

Walk-in Dressing Area *5'9" x 7'7" (1.75m x 2.3m).*

With double glazed window, central heating radiator, walk-in wardrobe with built in wardrobes give access to...

En Suite Bathroom

With "his and hers" vanity wash hand basin set in vanity unit, low flush w/c, inset bath, separate shower cubicle, tiling, chrome heated towel rail, double glazed window.

Bedroom *13'3" x 13'9" (4.04m x 4.2m).*

With downlighting to the ceiling, double glazed window, central heating radiator.

Ensuite Shower Room

Having wash hand basin set in vanity unit, low flush w/c, large walk in shower, tiling, vanity mirror, double glazed window, chrome heated towel rail.

Bedroom *9'10" x 7'6" x 13'1" (3m x 2.29m x 4m).*

With double glazed window, central heating radiator, adjoining the "Jack and Jill" ensuite.

"Jack and Jill" Ensuite

Featuring corner shower cubicle, wash hand basin set in vanity unit, low flush w/c, tiling, chrome heated towel rail.

Bedroom 13'1" x 11'9" (4m x 3.58m).

With dual aspect double glazed window, downlighting to the ceiling, central heating radiator.

Stairs lead to Second Floor Games Room/Teenage

Annex 18'1" (5.50) x 14'6" (4.42) narrowing to 12'5" (3.79).

With double glazed window, downlighting to the ceiling, central heating radiator, balustrade.

Bedroom 14'7" x 9'9" (4.45m x 2.97m).

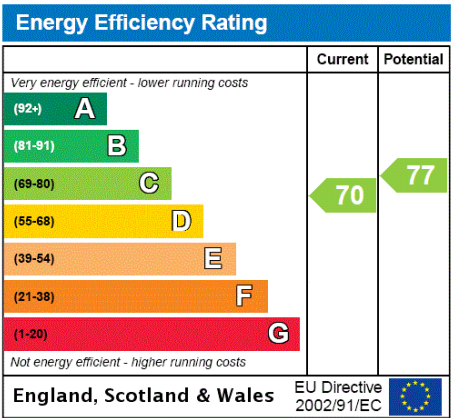
With double glazed window with open aspect, central heating radiator.

En Suite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c being wall hung with shower cubicle, tiling, downlighting to the ceiling, vanity mirror, chrome heated towel rail, chrome heated towel rail.

Outside

"Woodthorpe Manor" is a gated development with wrought iron gates giving access into the development, No 11 is the first property on the right with neat garden area to the front with block paved driveway providing ample off street parking and turning space leading to detached double garage (5.39m x 5.40m) with two automated up and over doors, power and light laid on, external staircase leads to home office or gym measuring (4.45m x 4.47m) with double glazed Velux roof light, downlighting to the ceiling, air conditioning unit. To the rear, the property occupies a generous corner plot with mainly laid to lawn gardens enjoying a high degree of privacy with mature Laurel hedging, mature trees and paved patio area.







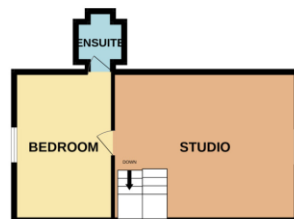
GROUND FLOOR
1737 sq.ft. (161.4 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 3196 sq.ft. (296.9 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.
Made with Metropix ©2022