



7 Woodthorpe Park Drive,
Sandal, Wakefield, WF2 6HY

Asking Price:
£725,000

Holroyd Miller have pleasure in offering for sale this individually designed detached bungalow occupying a generous corner plot in this ever sought after location on the popular suburb of Sandal south of Wakefield city centre. Offering spacious and well proportioned accommodation which also offers further potential within the large loft space. Having gas fired central heating and double glazing, the well planned interior briefly comprises entrance porch leading to reception hallway with open staircase, living room with feature fire and leading through to a good sized sun room overlooking the rear garden, formal dining room, well equipped breakfast kitchen with a range of limed oak units and contrasting granite worktops. Master bedroom with fully fitted wardrobes and luxury ensuite shower room, further ground floor bedroom and house bathroom. To the first floor spacious landing/study area, cloakroom/wc, access to large loft area providing potential for further two bedrooms subject to any necessary planning consent, two good sized bedrooms. Outside, driveway provides ample off street parking leading to double garage, outside w/c and storage, formal well kept gardens to the front, side and rear. Located within easy reach of the excellent amenities within Sandal itself, ideal for those wishing to commute with easy access to the motorway network and local train station. Properties of this type very rarely come to the market, offering flexible living accommodation and potential. Viewing Essential, No Chain.

Entrance Porch

With double glazed entrance door and window, single panel radiator, leading to...

Reception Hallway

With open staircase.

Living Room 15'1" x 13'4" (4.6m x 4.06m). Having feature fire surround with flame effect fitted gas fire, double glazed French doors lead through to...

Sunroom

12'2" x 11'4" (3.7m x 3.45m). Being double glazed with French doors leading onto the rear garden, downlighting to the ceiling, central heating radiator.

Dining Room 8'10" x 13'4" (2.7m x 4.06m). With double glazed window overlooking the rear garden, single panel radiator.

Breakfast Kitchen

6'10" x 26'9" (2.08m x 8.15m). Superbly appointed with a matching range of limed oak fronted wall and base units, contrasting quartz worktops with undermounted stainless steel sink unit with mixer tap unit, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, integrated dishwasher, fridge and freezer, three double glazed windows, downlighting to the ceiling, rear entrance door, karndean flooring.

Bedroom to the Side

9'11" x 20'4" (3.02m x 6.2m). Having fitted wardrobes, overhead cupboards, double glazed window overlooking the side garden, French doors leading through to the Sunroom.

Master Bedroom

18'3" (5.56) x 9'11" (3.02) to wardrobe fronts. Having fitted wardrobes, overhead cupboards, drawers, dressing table, two double glazed windows overlooking the side garden, two central heating radiators.

Ensuite Shower Room

Superb ensuite shower room furnished with modern white suite with pedestal wash basin, low flush w/c, separate walk-in shower, fully tiled, double glazed window, chrome heated towel rail, single panel radiator.

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath, separate shower cubicle, tiling, downlighting to the ceiling, double glazed window, central heating radiator.

Stairs lead to...

First Floor Spacious Landing/Study Area

With double glazed window overlooking the side garden.

Cloakroom

Having wash hand basin, low flush w/c, double glazed window.

Bedroom to Side 9'10" x 12'4" (3m x 3.76m). With double glazed window, built in storage, double panel radiator.

Bedroom to Side

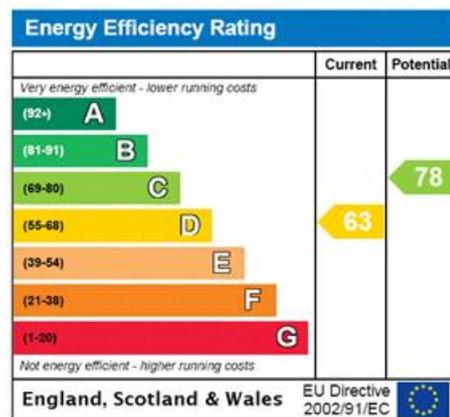
12'3" x 12'2" (3.73m x 3.7m). With double glazed window, double panel radiator.

Off the Landing

Access to a large Attic Area (9.4m x 3.44m) which could easily provide two further bedrooms.

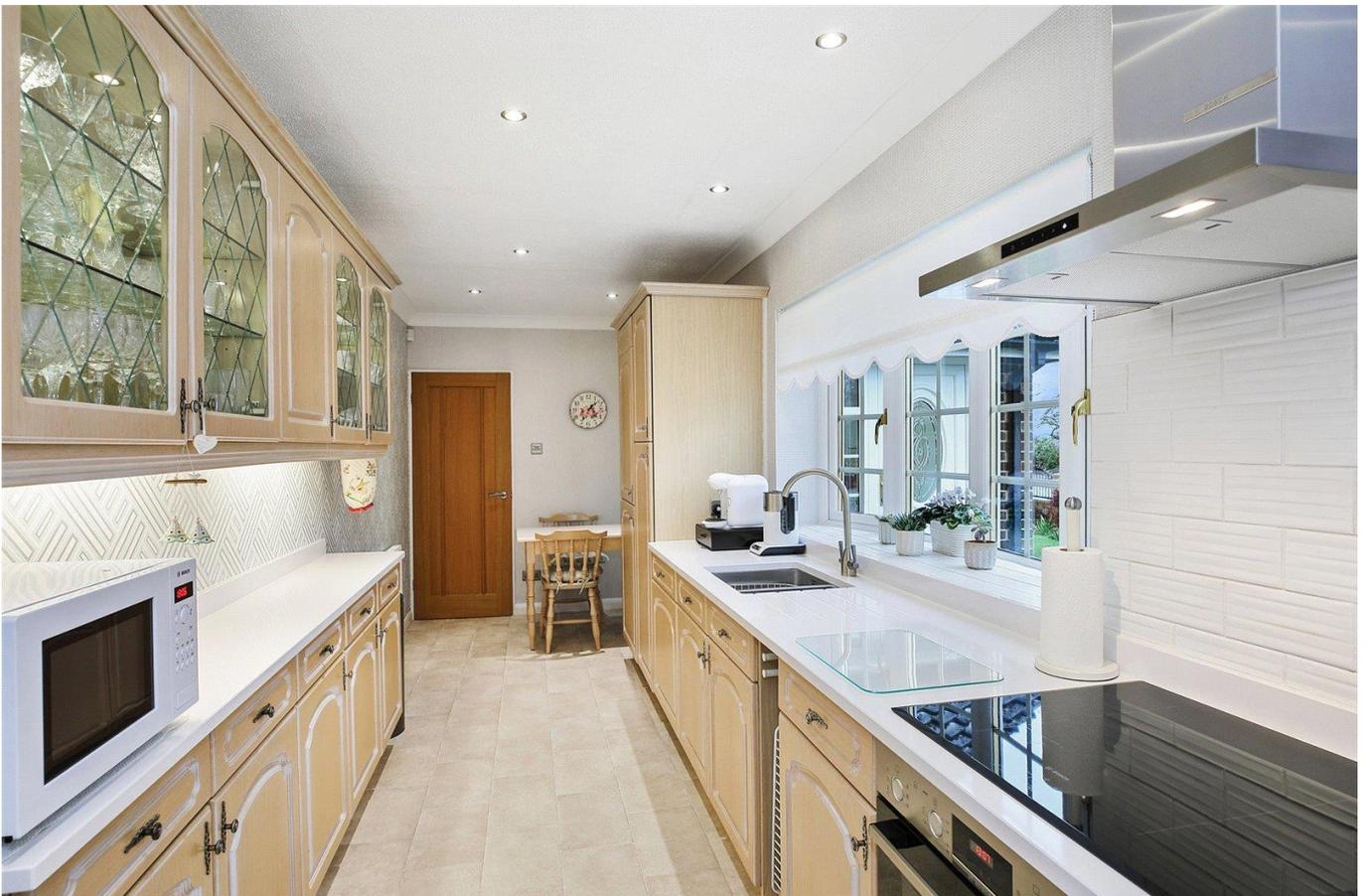
Outside

The property is approached by automated gates, attractive block paved driveway providing ample off street parking, attached double garage (5.36m x 5.28m) with automated up and over garage door, central heating boiler, power and light laid on, double glazed window to the rear, side passage with outside store and outside w/c, cold water outside tap. To the rear, attractive Indian stone paved patio with further lawn garden, mature trees and shrubs retain a high degree of privacy, extensive further lawn garden area to the side with mature trees, shrubs and bushes, wrought iron railings to the front.



Council Tax Band: F

Tenure: Freehold

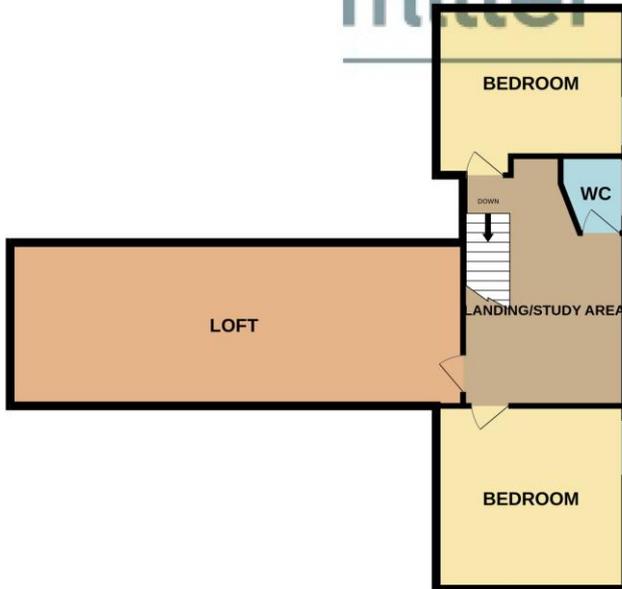




GROUND FLOOR
1910 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2730 sq.ft. (253.7 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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