



Woodthorpe Gardens, Wakefield

West Yorkshire, WF2 6RA

Asking Price:
£550,000

Holroyd Miller have pleasure in offering for sale this stone fronted brick built detached family home occupying an exclusive private cul de sac position on a generous garden plot and offering tremendous potential. Located in the heart of Sandal within walking distance of Wakefield Golf Club, local pubs and restaurants, train station and easy access to the motorway network. The property has gas fired warm air central heating, PVCu double glazing. The well-planned interior briefly comprises entrance reception hallway with open staircase, cloakroom area/office, adjacent cloakroom/wc, access to integral double garage, spacious through lounge with French doors leading onto the rear garden, formal dining room, good size breakfast kitchen. To the first floor, four good sized bedrooms, master bedroom having built in wardrobes, ensuite bathroom, house bathroom, potential to extend into the eaves to create a fifth bedroom. Outside, the property is set well back from the road with ample off-street parking leading to integral double garage, generous rear garden being mainly laid to lawn with mature trees and shrubs. The property offers tremendous potential for those looking to put a stamp on their new home and located in this ever sought after location. Viewing Essential.



Entrance Reception Hallway

With double glazed entrance door and window, open staircase.

Through Lounge *22'11" x 11'11" (6.99m x 3.63m).*

Having feature fire surround and hearth with flame effect fitted gas fire, double glazed bow window to the front, feature double glazed bay window to the side, double glazed windows to the rear with French doors leading onto the rear garden, three wall light points.

Formal Dining Room *10'11" x 11'5" (3.33m x 3.48m).*

With double glazed window overlooking the rear garden.



Breakfast Kitchen *16'3" (4.95) x 11'11" (3.63) narrowing to 7'6" (2.28).*

With a range of cream fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, fitted double oven, hob with extractor hood over, tiling between the worktops and wall units, plumbing for automatic washing machine, double glazed window and rear entrance door.



Cloakroom Area/Home Office *6'10" (2.08) x 13'1" (3.99) narrowing to 11'11" (3.63).*

With window, access door to garage.

For additional information and full photo gallery please visit www.holroydmiller.co.uk



Ground Floor WC Cloakroom

With wash hand basin, low flush w/c, central heating boiler.

Stairs lead to Spacious First Floor Landing

With built in storage cupboard, double glazed window.

Bedroom to Front 8'4" (2.54) x 9'10" (2.99) plus doorwell.

With double glazed window.

Bedroom to Rear 14'5" x 11'11" (4.4m x 3.63m).

Having fitted wardrobes, wash hand basin set in vanity unit, open views, double glazed window.



Bedroom to Rear 11'7" x 11'1" (3.53m x 3.38m).

With fitted wardrobes, double glazed window, open aspect.

Master Bedroom to Rear 17'1" x 11'8" (5.2m x 3.56m).

With dual aspect double glazed windows, a comprehensive range of fitted wardrobes with overhead cupboard, open aspect.

Ensuite Bathroom

Furnished with coloured suite comprising pedestal wash basin, low flush w/c, panelled bath with Triton electric shower over, semi glazed window, heated towel rail.



House Bathroom

Furnished with coloured suite with tiling, comprising pedestal wash basin, low flush w/c, panelled bath with electric shower over, useful built in storage cupboard, tiling, heated towel rail.

Outside

The property has shared access to the property and the neighbouring property with driveway providing ample off street parking leading to integral double garage (5.24m x 4.85m) with up and over door, access to storage area above, double glazed window, open plan lawn garden to the front with mature trees and shrubs, pathway to the side leads to further lawn garden area to the rear together with extensive rear garden being mainly laid to lawn with mature trees, shrubs, rockery and greenhouse, retaining a high degree of privacy but offering tremendous potential.



Council Tax Band - G

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract