



## Woodland Drive, Wakefield      Guide Price: £475,000

West Yorkshire, WF2 6DB

Holroyd Miller have pleasure in offering to the market for the first time "39 Woodland Drive" an individually designed and extended mature detached home occupying a large garden plot for those who enjoy gardening, having mature trees and retaining a high degree of privacy. The spacious and well-proportioned accommodation has both gas fired central heating, double glazing and briefly comprises, outer entrance porch leading to reception hallway with open staircase and understairs storage/boiler room, formal dining room to the front with feature circular bay window, extended living room to the rear with patio doors leading onto the rear garden, feature fire surround, good sized breakfast kitchen with a range of light oak units. To the first floor, three good sized bedrooms, two having fitted wardrobes, separate w/c, house bathroom with separate shower cubicle. Outside, the property is set well back from the road on this well-regarded tree lined avenue, south of Wakefield city centre, yet within easy reach of Newmillerdam and its numerous footpaths and cycle ways close to the countryside, yet convenient for local schools, supermarkets, restaurants and pubs, access to the motorway network for those travelling throughout the region. Offered with No Chain, Viewing Essential.



Outer Entrance Porch Leads to ...

**Reception Hallway**

With double glazed window and entrance door, central heating radiator, useful understairs pantry, being tiled with double glazed window and central heating boiler.

**Formal Dining Room** 14'11" (4.54) into bay window x 11'11" (3.62).

With dual aspect double glazed window, feature circular bay window, gas point for fire, single panel radiator.

**Living Room** 18'8" x 11'11" (5.7m x 3.63m). Having been extended to make the most of the aspect overlooking the rear garden with sliding double glazed patio doors and double-glazed window to the side, feature tiled fire surround with gas point for fire, single panel radiator.

**Breakfast Kitchen** 14'4" x 11'10" (4.37m x 3.6m). Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted double oven, hob with extractor hood over, dual aspect double glazed windows and rear entrance door, double panel radiator.



Useful Pantry/Utility Room

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With plumbing for automatic washing machine.

### Stairs lead to...

#### **Spacious First Floor Landing**

With built in storage cupboard, single panel radiator.

#### **Bedroom to Front** 11'11" (3.64) x 10'4" (3.14) to wardrobe fronts.

Having fitted wardrobes, overhead cupboards and drawers, wash hand basin set in vanity unit, feature double glazed circular bay window, single panel radiator.



#### **Bedroom to Rear** 12'10" x 11'9" (3.9m x 3.58m).

Having fitted wardrobes, overhead cupboards and drawers, wash hand basin set in vanity unit, double glazed window, single panel radiator, superb open aspect.

#### **Bedroom to Rear** 12' x 7'5" (3.66m x 2.26m). A good sized third bedroom with double glazed window overlooking the rear garden, single panel radiator.

#### **Separate Low Flush WC**

Being tiled, double glazed window.



#### **House Bathroom**

Comprising wash hand basin set in vanity unit, panelled bath, separate shower cubicle, airing/cylinder cupboard, double glazed window, double panel radiator.

#### **Outside**

The property is set well back from the road with neat lawn garden area to the front with flowering borders and mature shrubs, driveway to the side provides ample off street parking and leads to large detached garage with feature folding doors, each garage measuring (2.60m x 5.31m, 2.06m x 5.34m) with double glazed window. To the rear extensive mature garden being mainly laid to lawn with flowering borders, fruit trees, mature trees and shrubs, seating areas and retaining a high degree of privacy.



**Council Tax Band** - E

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller

GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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