



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.

01924 299494 | sales@holroydmiller.co.uk | **www.holroydmiller.co.uk** 4-6 Newstead Rd, Wakefield, WF1 2DE



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.

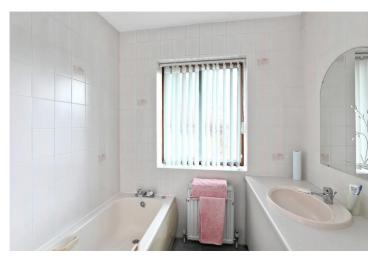
Breakfast Kitchen 14'4" x 11'10" (4.37m x 3.6m). Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted double oven, hob with extractor hood over, dual aspect double glazed windows and rear entrance door, double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





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









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



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 sq.m.) approx. While every attempt has been made to ensure the accuracy of the floorghan contained here, measurements of doors, windows; nooms and any other terms are approximate and no responsibility is taken to may errors, omission or mini-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances show have not been tested and no guarantee as to their openality or efficiency can be given. As to their openality or efficiency can be given.

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Not energy efficient - higher running	costs			

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

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

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