



4 Woodthorpe Manor
Sandal, Wakefield



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Sandal, Wakefield, WF2 6SY



Tastefully decorated throughout and presented to a stunning standard, a large five bedroom detached family home situated in a select gated enclave in the heart of this highly sought after area.

This statement family home is approached by a wide front entrance door that opens into a stunning reception hall with a sweeping oak staircase and galleried landing. The formal sitting room has a bay window to the front of the property, whilst spanning the entire rear of the house there is the most enviable living/dining/kitchen space with three sets of bi-folding doors leading out to the south facing garden. The kitchen is fitted with a bespoke range of walnut fronted wall and base units with access up to an adjoining living room, as well as a further family room. Beyond the family room there is a dining area with bi-folding doors flowing out to the back garden. Completing the ground floor accommodation is a well proportioned office, also having a bay window to the front, as well as a guest toilet and utility room. The property also benefits from integral garaging. Steps from the family room lead up to a further useful multi purpose room, currently used as a home gymnasium. On the first floor, the principal bedroom has an adjoining dressing area that flows straight through into an exquisite en suite with the centre point of a freestanding travertine bath. The second and third bedrooms also have en suite facilities, the third having a balcony overlooking the back garden. Up onto the second floor, there are a further two en suite bedrooms. In addition, the property boasts underfloor heating throughout the ground floor and first floor. Outside, the property has a broad block paved parking and turning area in front of the garaging, as well as a neat front garden. Whilst round to the rear, the south facing garden has a wonderful decked sitting area, ideal for outside entertaining with steps down to a well kept lawn with mature beds and borders.

The property is situated in this select gated community in this highly sought after area of Sandal. A good range of local shops, schools and leisure facilities are close at hand. Whilst a broader range of amenities are available in the nearby city centre of Wakefield. The national motorway network is readily accessible.





ACCOMMODATION

RECEPTION HALL

A dramatic entrance hall with a heavy wooden front entrance door, natural tiled flooring and skirting and an impressive sweeping staircase up to the first floor.

SITTING ROOM

Bay window to the front and a feature media wall with provision for a wall mounted television and sound bar, as well as an inset pebble effect living flame gas fire.

OFFICE

Bay window to the front and full width range of full height fitted cupboards.

GUEST TOILET

Fitted to a lovely standard with part tiled walls and tiled floor. Low suite w.c. with feature Thomas Crapper cistern and a matching vanity wash basin with cupboards under. Extractor fan.

UTILITY ROOM

Continuation of the natural tiled floor and a range of fitted cupboards with space and plumbing for a washing machine and tumble dryer, as well as a stainless steel sink unit with quartz stone work top. Connecting door through to the garage.

GARAGE

A well proportioned garage with an automated up and over door to the front.

LIVING ROOM

Three door range of bi-folding doors out to the back garden, natural floor tiling and media wall with provision for a wall mounted television, sound bar and an integrated flame effect electric fire. Steps down to the kitchen.

KITCHEN

Fitted to an exquisite standard with walnut fronted wall and base units with white quartz stone work tops and matching upstands. Inset stainless steel sink unit, Bora ceramic hob with integrated filtration system, two integrated ovens, matching steam oven and microwave combi oven. Two integrated wine coolers, matching island unit with breakfast bar incorporating storage under, integrated fridge and freezer and an integrated dishwasher. Steps up to the family room.

FAMILY ROOM

Triple bi-folding doors out to the back garden, continuation of the natural floor tiling and an attractive shelving and display unit. Steps up to the gymnasium. Steps then lead down to the dining room.

DINING ROOM

Four doored bi-folding doors out to the back garden.

GYMNASIUM

Window to the front, wood strip flooring, provision for a wall mounted television and full length range of fitted wardrobes with four mirror fronted sliding doors.

FIRST FLOOR LANDING

Central landing with feature galleried staircase in a contemporary style, two windows to the front and a further staircase up to the second floor.

BEDROOM TWO

Window to the front and a connecting door to the en suite.

EN SUITE BATHROOM/W.C.

Window to the side, part mosaic tiled walls and fitted with a four piece white and chrome suite comprising panelled bath with shower attachment, separate shower cubicle, vanity wash basin and low suite w.c. Extractor fan.





PRINCIPAL BEDROOM

Window to the front and sliding doors leading through to the most luxurious dressing and bathroom.

DRESSING AND BATHROOM/W.C.

Two ranges of full height fitted wardrobes and to the bathroom area: natural floor and wall tiling with a stunning feature central travertine bath with shower attachment, separate walk in shower cubicle, twin travertine wash basins with a full width mirrored wall behind and low suite w.c. Frosted window to the rear and extractor fan.

BEDROOM THREE

Wood strip flooring and two windows and French doors out to the balcony overlooking the back garden. Steps up to the adjoining en suite.

EN SUITE BATHROOM/W.C.

Frosted window to the rear, fully tiled walls and wood strip flooring. Four piece white and chrome suite comprising bath with whirlpool function, separate shower cubicle, provision for a wash basin and low suite w.c. Chrome ladder styl heated towel rail and extractor fan.

SECOND FLOOR LANDING

Windows to both the front and rear.

BEDROOM FOUR

Window to the side and a central heating radiator.

EN SUITE/W.C.

Part mosaic tiled walls and fitted with a four piece white and chrome suite comprising panelled bath with shower attachment, separate shower cubicle, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

AIRING CUPBOARD

Housing the insulated and pressurized hot water cylinder.

BEDROOM FIVE

Window to the side and a full width range of fitted wardrobes with four sliding doors.

EN SUITE BATHROOM/W.C.

Tiled walls and floor and a feature sloping ceiling. Freestanding bath with shower attachment, vanity wash basin with cupboard under and low suite w.c. Ladder style heated towel rail and extractor fan.

OUTSIDE

Forming part of this select gated community, this property is approached via a broad private block paved drive that provides ample parking and turning space, as well as leading up to the garaging. The property also has a neat lawned front garden with established beds and borders. The principal gardens lay round to the south facing back garden with a stunning decked patio sitting area with glazed balustrades, stepping down to a well kept lawn with mature tree and shrub borders.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

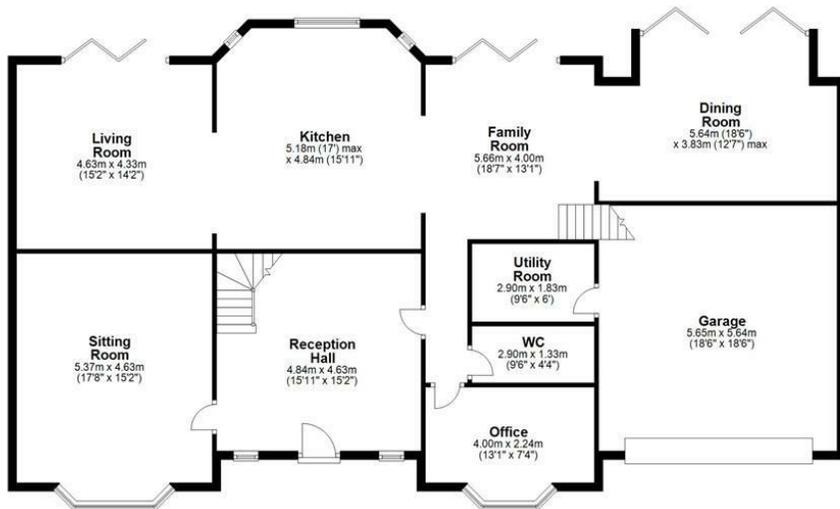
To view the full Energy Performance Certificate please call into one of our local offices.



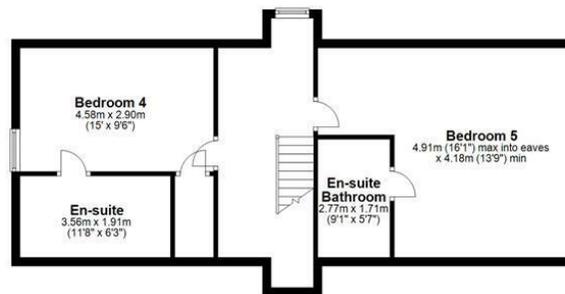
First Floor



Ground Floor



Second Floor



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE VALUATION

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PROPERTY ALERTS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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