



2 Woodthorpe Lane
Sandal, Wakefield



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Sandal, Wakefield, WF2 6JH



Situated within this prestigious part of Sandal is this impeccably designed and fully renovated four bedroom semi detached period home enjoying a high specification throughout with an architecturally designed rear extension lending itself to sumptuous living and opulent accommodation throughout.

Situated in the highly sought after area of Sandal, this beautifully presented and deceptively spacious four bedroom semi detached property has undergone a complete transformation by the current owners, with tasteful decoration throughout, it features a modern fitted kitchen and bathrooms, as well as an architecturally designed rear extension. Simply stunning throughout and in turn-key condition, a fantastic opportunity not to be missed by the discerning buyer.

The property begins with an inviting entrance hall, with stairs leading to a partially galleried landing and an understairs storage cupboard. The ground floor comprises a cosy sitting room, a spacious living room, and a convenient downstairs w.c. The kitchen/dining room, with its floor-to-ceiling sliding doors to the rear garden, is a highlight of this stunning home. It also features high-quality aluminium windows and doors with a solar control glazing system and acoustic trickle vents, ensuring energy efficiency and preventing wind noise. Pocket doors offer the option to create a division with the family room and there is an adjoining utility room for added convenience. Upstairs, the galleried landing leads to four well proportioned bedrooms. The principal bedroom features a dressing area and en suite shower room facilities. A stunning house bathroom with Lusso stone accents, complete with a separate w.c., serves the remaining bedrooms. Additionally, there is loft access to a fully carpeted and plastered loft room, providing extra versatile space.

Outside, the property is accessed via electric gates that open onto a broad block paved driveway, offering ample off road parking and leading to a single garage with an electric door and a further aluminium rear door. The attractive rear garden is laid to lawn, featuring fruit trees, a timber built shed for useful storage, and a raised paved patio area with a stainless steel cabled balustrade, perfect for outdoor dining and entertaining. The entire garden is fully enclosed by timber fencing, ensuring privacy and security.

This exceptional home is located in a popular area of Sandal, surrounded by amenities such as shops, schools, restaurants, and public houses. For those who commute regularly, the M1 motorway is just a short drive away, and Sandal/Agbrigg train station is easily accessible. Local attractions like Newmillerdam Country Park and Pugneys Water Park are also nearby, adding to the appeal of this prime location.





ACCOMODATION

ENTRANCE HALL

Bespoke timber front door leading into the entrance hall, coving to the ceiling, spotlights to the ceiling, cast iron column central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the sitting room, living room and downstairs w.c. An opening through to the kitchen/dining room.

SITTING ROOM

Timber framed double glazed sash windows overlooking the front elevation, original coving to the ceiling, cast iron column central heating radiator and alcove storage units fitted either side of the chimney breast.

W.C.

Spotlights to the ceiling, extractor fan, concealed cistern low flush w.c., hexagonal tiling throughout and ceramic wash basin built into alcove unit with timber veneer work surface and mixer tap. Permanent extraction system.

LIVING ROOM

An opening leading to the family room, cast iron column central heating radiator, spotlights to the ceiling and original coving to the ceiling.

FAMILY ROOM

An opening to the kitchen/dining room, two skylights, spotlights to the ceiling, underfloor heating and double glazed aluminium floor to ceiling windows overlooking the rear garden.

KITCHEN/DINING ROOM

Range of modern wall and base units with dekon work surface over and central island. Integrated Siemen appliances including dishwasher, convectional oven, steaming oven with warming tray and four ring induction hob with underfloor extractor. Inset sink with Quooker mixer tap, plumbing for an American style fridge/freezer. Expansive 10ft ceiling with four skylights, spotlights to the ceiling, two frosted aluminium triple glazed floor to ceiling windows to the side, a set of floor to ceiling aluminium sliding doors leading to the rear garden with solar control glazing to get the heat down. Underfloor heating, an opening to the entrance hall and door to the utility room. Set of pocket doors in the wall units opening up to a bar/coffee station and further pocket door diving the family room from the kitchen/dining room.

UTILITY ROOM

Range of modern wall and base units with laminate work surface, inset stainless steel sink with mixer tap and glass splash back. Space and plumbing for a washing machine and tumble dryer. Aluminium door leading to the side of the property and the garage. Spotlights to the ceiling.

INTEGRAL GARAGE

Electric up and over door, power and light, fully insulated, frosted skylight, frosted anthracite rear door providing access to the rear garden, Vaillant combi boiler is housed in here.

FIRST FLOOR LANDING

Partially galleried landing with velux skylight looking into the loft conversion, loft access with pull down wooden ladder, coving to the ceiling and doors providing access to four bedrooms, the house bathroom and separate w.c.

BEDROOM ONE

Steps with glass balustrade lead up to the bedroom. Underfloor heating, set of aluminium french doors open to a juliet style balcony overlooking the rear, double glazed frosted aluminium window to the side, spotlights, coving to the ceiling and glass frosted door providing access to the en suite shower room.





EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising Lusso stone wash basin and mixer tap, concealed cistern low flush w.c. and double shower cubicle with glass shower screen, overhead shower and shower head attachment. Timber framed double glazed frosted sash window to the front, partially tiled, ladder style radiator, underfloor heating and spotlights to the ceiling.

BEDROOM TWO

Spotlights, coving to the ceiling, cast iron column central heating radiator and aluminium double glazed window to the rear.

BEDROOM THREE

Cast iron column central heating radiator, timber framed double glazed sash window to the front, spotlights and coving to the ceiling.

BEDROOM FOUR

Timber framed double glazed sash window to the front, cast iron column central heating radiator, coving to the ceiling and spotlights.

HOUSE BATHROOM

Three piece suite comprising Lusso stone his & hers wash basins with matching mixer tap, floating storage unit and LED mirror. Stand alone Lusso stone bath with mixer tap and shower head attachment and double shower cubicle with glass shower screen, overhead shower and shower head attachment. Aluminium double glazed frosted window to the rear, partially tiled, spotlights to the ceiling, underfloor heating, extractor fan and permanent extraction system.

W.C.

Concealed cistern low flush w.c., Lusso stone floating wash basin with mixer tap, spotlights to the ceiling, extractor fan, underfloor heating, partially tiled and permanent extraction system.

LOFT ROOM

Velux skylight, spotlights to the ceiling, access to storage eaves, decorative exposed brick chimney breast and exposed wall. Fully carpeted and plastered throughout.

OUTSIDE

The property is accessed via electric gated access onto a spacious block paved driveway providing ample off road parking with electric charging port, pebbled and planted border with mature trees and shrubs throughout. The driveway leads to the single integral garage with electric door. To the rear is a lawned garden with planted features and mature trees including fruit trees, a raised paved patio area, perfect for outdoor dining and entertaining with stainless steel cabled balustrade. Towards the rear of the garden is timber built shed, ideal for storage and fully enclosed by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is D.

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.

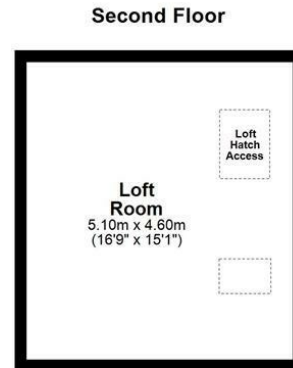
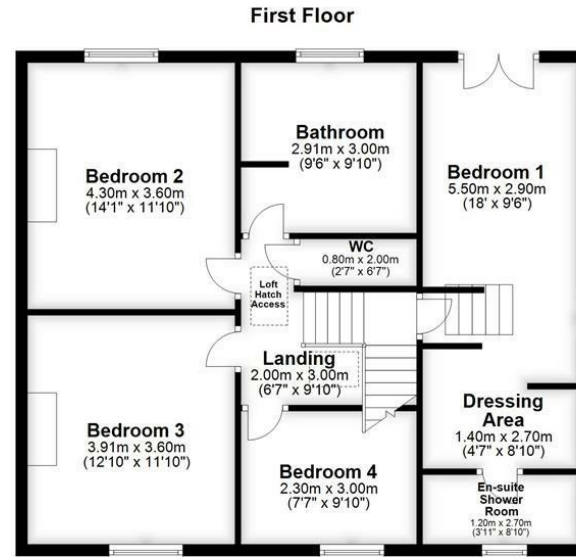
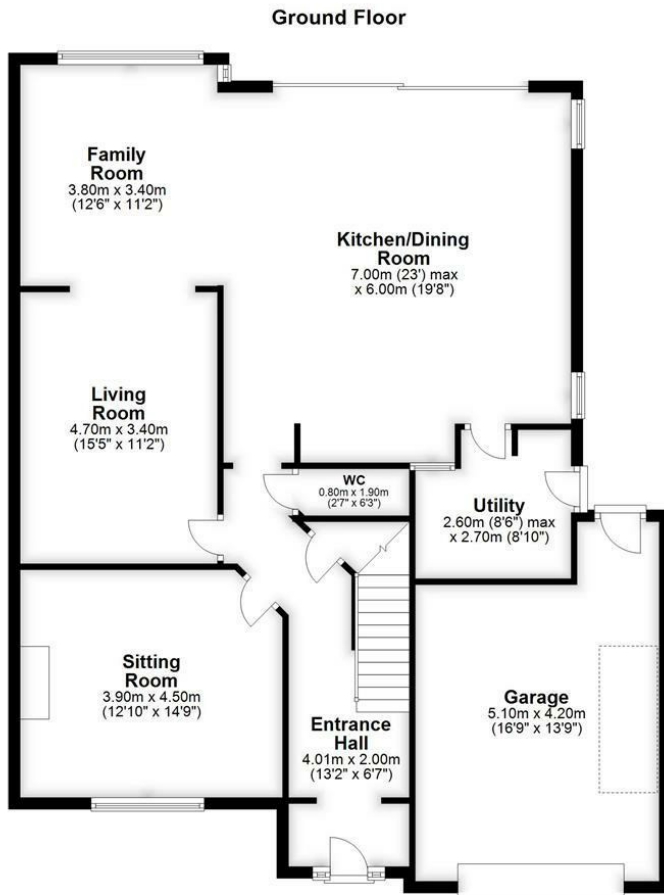
VIEWINGS

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.





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.

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

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Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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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