



Iorama Lodge  
Bretton Lane, Crigglestone, Wakefield



# Iorama Lodge, Bretton Lane

Crigglestone, Wakefield, WF4 3ER



The heart of this charming family home is a spacious open plan living, dining and kitchen area featuring French doors that lead out to the garden. The modern kitchen is equipped with a stylish range of contemporary units and integrated appliances, offering both functionality and elegance.

A superbly presented five bedroom spacious detached family home occupying a particularly private position in this highly desirable south Wakefield area. With oil fired central heating system and sealed unit double glazed windows.

This stunning family home has been refurbished to an excellent standard and is approached via a welcoming central reception hall that has a guest cloakroom off to the side. The principal living room is of fine proportions with a bay to the front and French doors out to the gardens to the rear. There is also a separate play room overlooking the rear garden as well as a further office to the front, whilst the practical hub of this lovely family home is created by a living dining kitchen again with French doors out to the garden and to the kitchen area a fantastic range of contemporary style units with integrated appliances. A spacious utility room provides a valuable additional ancillary space and leads through into a garage, beyond which is a gymnasium. To the first floor the principal bedroom overlooks the rear garden with fitted furniture and leads through into an adjoining dressing room, which in turn leads through to an en suite shower room/w.c. There are a further four well proportioned bedrooms all served by a family bathroom that has been refitted to an enviable standard. Outside, the driveway opens out into a broad parking and turning area in front of the garages with an expansive lawned garden to the front of the house. There is an even larger predominantly lanwed garden to the rear together with paved patio and decked seating areas, all enjoying a fantastic degree of privacy. The grounds are further enhanced by ownership of an adjoining area of woodlands that expands to around three acres.

This gorgeous family home is situated in a particularly private location on the fashionable south side of Wakefield, within easy reach of a good range of local shops, schools and recreational facilities as well as the broader range of amenities in the nearby city centre of Wakefield. Wakefield itself has its own mainline railway station as well as ready access to the national motorway network.





## ACCOMMODATION

### RECEPTION HALL

Contemporary style composite front entrance door opening into a well proportioned reception hall with Karndean flooring, stairs to the first floor, dado panelling and central heating radiator.

### GUEST W.C.

Frosted window to the front and refitted to a lovely standard with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboard under. Part tiled walls. Heated towel rail and extractor fan.

### LIVING ROOM

A lovely large principal living room with a splay bay window to the front, media wall incorporating a living flame wood effect electric fire, additional windows to the rear, continuation of the Karndean flooring and double central heating radiator.

### PLAY ROOM

Three mullioned windows to the rear, continuation of the Karndean flooring and central heating radiator.

### OFFICE

Windows to the front and side, fitted desks with matching cupboards and drawers. Continuation of the Karndean flooring and central heating radiator concealed in a cabinet.

### LIVING/DINING/KITCHEN

A fantastic practical hub to this lovely family home incorporating expansive living/dining and cooking space with two sets of French doors out to the gardens. To the living area a former fireplace and a square bay to the rear with contemporary style vertical central heating radiator and an archway through to the adjoining dining area with French doors out to the side. The kitchen area has recently been refitted to an enviable standard with a beautiful range of contemporary style units with laminate tops incorporating a ceramic sink unit and provision for a range style cooker. Space and plumbing for a side by side American style fridge freezer, provision for an integrated microwave, integrated dishwasher, central heating radiator and additional window to the side, doorway through to the adjoining utility room.

### UTILITY ROOM

A large utility room with an external door to the courtyard to the rear, central heating radiator, part tiled walls and fitted with a further range of wall and base units with laminate tops and an acrylic sink unit. Space and plumbing for a washing machine and tumble dryer. Connecting door through to the garage.

### GARAGE

An automated up and over door to the front, connecting door through to the gymnasium.

### GYMNASIUM

Further automated door to the front, built in cupboard housing all the central heating apparatus.

### FIRST FLOOR LANDING

A spacious landing with mullioned windows to the front, dado panelling, central heating radiator and doors to all the principal rooms.

### PRINCIPAL BEDROOM

With mullioned windows overlooking the rear garden, a range of fitted wardrobes with matching drawer unit, double central heating radiator and an archway through to the adjoining dressing room.





## DRESSING ROOM

A range of full height fitted wardrobes, central heating radiator and door to the en suite/w.c.

## EN SUITE/W.C.

Frosted window to the side, mainly tiled walls, fitted with three piece white and chrome suite comprising wide shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail, extractor fan.

## BEDROOM TWO

With windows to two sides, currently used as an expanded dressing room with a broad range of fitted wardrobes with matching drawers and dressing table. Central heating radiator.

## BEDROOM THREE

Window taking full advantage of the views over the rear garden, central heating radiator and a good range of fitted wardrobes with matching cupboards and dressing table.

## BEDROOM FOUR

Overlooking the rear garden and having a central heating radiator.

## BEDROOM FIVE

Mullioned window to the front and central heating radiator.

## FAMILY BATHROOM/W.C.

Frosted window to the side. Refitted to a stunning standard with a fabulous white suite comprising double ended bath with shower attachments, separate wet room style walk in shower with twin head shower and large glazed screen, twin vanity wash basins with drawers under and low suite w.c. with concealed cistern. Ladder style heated towel rail and extractor fan.

## OUTSIDE

To the front the property is approached via a gated driveway that opens into a broad parking and turning area that in turn leads up to the garage. To the front of the property there is an expansive lawned garden with specimen trees and a tall boundary hedge for privacy. The principal gardens lie to the rear of the house where there is a wide paved patio seating area with step up to the lovely decked seating area behind the living room. The expansive lawn again enjoys a fantastic degree of privacy bounded by tall trees and natural hedging as well as an old brick wall. The privacy and amenities of this lovely family home is enhanced by the inclusion of an adjoining private woodland that extends to around three acres.

## DIRECTIONS

From Bretton Lane proceed through the car park of The Station public house and follow the private drive that leads the back left hand corner. Follow this driveway for approximately 150 meters keeping the woods to your left [these woods form part of the property] and then the driveway to Ioroma Lodge is on the right hand side. The What3Words reference for the driveway is Unity.Boardroom.Fingernails

## COUNCIL TAX BAND

The council tax band for this property is G

## EPC RATING

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

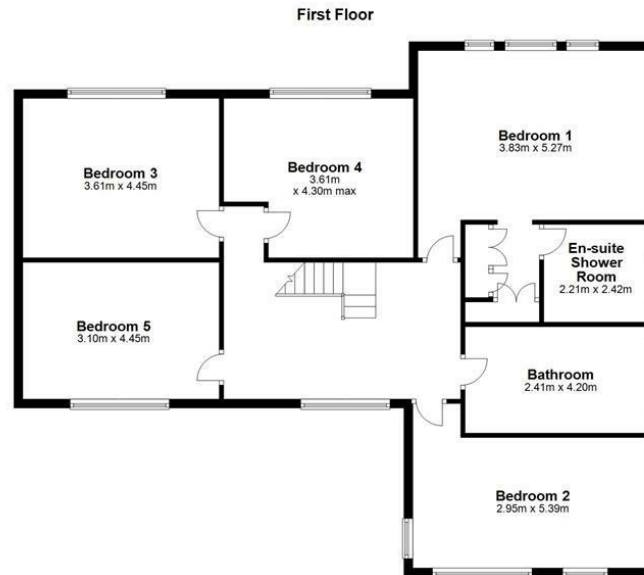
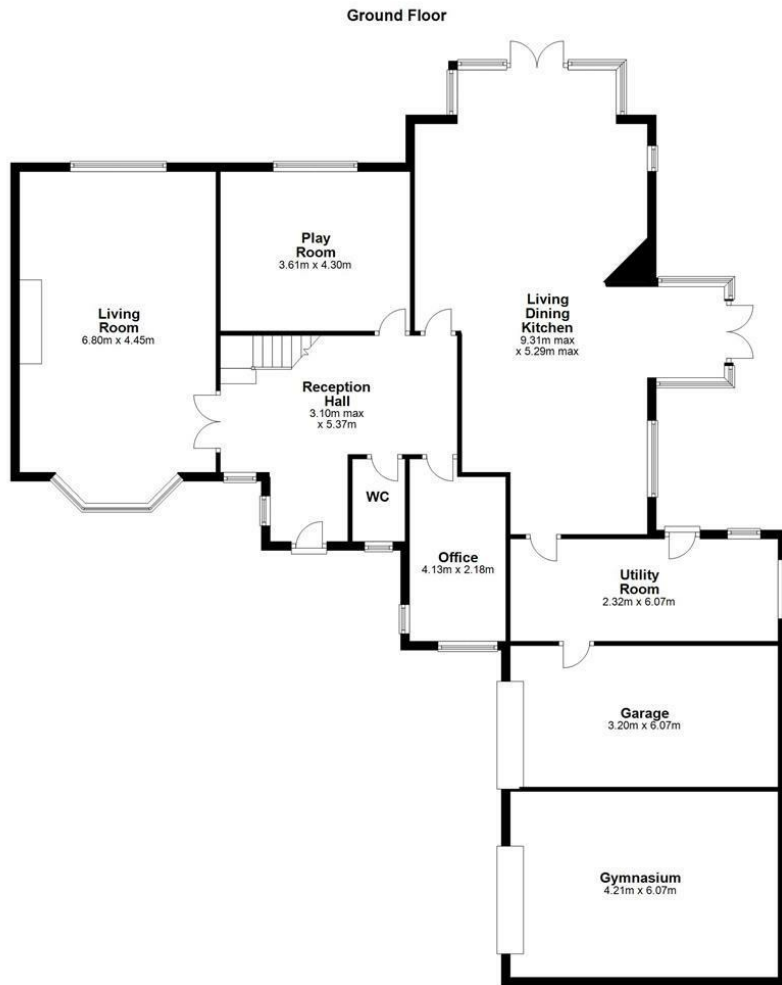
## FLOOR PLANS

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.





**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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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

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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