



Four Oaks

Seckar Lane, Woolley, Wakefield

 **Hallmark**
from Richard Kendall

Four Oaks, 20 Seckar Lane

Woolley, Wakefield, WF4 2LE



Nestled on Seckar Lane at Woolley's edge, this charming five bedroom home boasts spacious rooms and beautifully landscaped gardens embraced by mature woodland.

Nestled on the peaceful outskirts of Woolley along charming Seckar Lane, this beautifully presented five bedroom detached home offers a perfect blend of elegance and comfort. Surrounded by mature trees and boasting expansive rear gardens, the property features a modern kitchen dining room and generously proportioned living spaces throughout, all set within a truly idyllic setting.

Situated on a generous sized plot, this contemporary property comprises of the front entrance door leading into the stunning kitchen diner which then leads to the inner hallway. From the spacious inner hallway there is an opening to the conservatory which leads to the rear garden and doors that provide access to the living room with access to a fireplace, an opening to the sitting dining room and a door to the playroom which has potential to become a further sitting room or garden room. The inner hallway also provides access to double bedrooms two, three, four and five, the four piece fitted house bathroom, the separate W.C. and stairs leading up to the first floor landing. Upstairs, the first floor landing accommodates the principal bedroom with mirrored wardrobes, alongside a walk-in wardrobe and benefitting from a modern fitted en suite bathroom.

Tucked behind charming gates, this exceptional home is set within a woodland backdrop, offering total privacy and a true sanctuary feel. The front welcomes you with a spacious block paved driveway and detached double garage, framed by mature trees and beautifully manicured gardens with structured stonework and vibrant greenery. A quaint stone path gently wraps around the home, connecting the front to the rear. To the rear, an expansive, meticulously landscaped garden unfolds, featuring a tranquil pond at its centre, a large decked terrace, and additional patio areas ideal for relaxing or entertaining. Surrounded by mature trees and vibrant blooms, the setting is as peaceful as it is picturesque. A charming timber gate to the side reveals a potential second driveway, discreetly nestled among the trees, completing this idyllic woodland retreat.

Located on the outskirts of Woolley, immediately off the A61 Barnsley Road, provides a convenient family base with access to Junction 38 and 39 of the M1 motorway, as well as Wakefield city centre, which offers a selection of train stations with transport links to major cities such as Leeds, Sheffield and London. Whilst Newmillerdam Country Park, Pugneys Country Park and Yorkshire Sculpture Park are all within easy reach.

Simply a magnificent family home which truly deserves a full internal and external appraisal to fully reveal the charm and character of this stunning resident.





ACCOMMODATION

KITCHEN

Side composite door into kitchen, UPVC double glazed windows to the front and side, two UPVC double glazed side Velux windows, partial tile splashback, central heating radiator, spotlights, door to the inner hallway. A modern fitted kitchen with an array of wall and base units with black granite worktops, 1 1/2 sink and drainer unit with mixer tap, space for a gas cooker. Integrated fridge freezer, integrated microwave.

INNER HALLWAY

Doors to the lounge, sitting/dining room, conservatory, bedrooms two, three, four and five, the house bathroom and the W.C..

LOUNGE

UPVC French doors to the front, UPVC double glazed windows to the rear, original wood framed window, central heating radiator, open feature fireplace with space for an electric fire or wood burner, spotlights. Opening to the sitting/dining room, door into the play room.

SITTING/DINING ROOM

UPVC double glazed window to the front, two UPVC double glazed windows to the side, central heating radiator.

PLAY ROOM

UPVC double glazed windows to the front and rear, side UPVC double glazed door to the garden, central heating radiator, spotlights, built in storage units to one side. Potential to be another sitting room or a garden room.

CONSERVATORY

Built into the inner hallway. UPVC double glazed windows surrounding, UPVC double glazed door to the rear, two central heating radiators.

BEDROOM TWO

UPVC double glazed windows to the side and rear, central heating radiator.

BEDROOM THREE

UPVC double glazed windows to the side and rear, central heating radiator.

BEDROOM FOUR

UPVC double glazed window to the side, central heating radiator, spotlights.

BEDROOM FIVE

UPVC double glazed window to the side, central heating radiator.

BATHROOM

Velux window to the side, central heating radiator, spotlights. Four piece suite with a corner shower cubicle with glass sliding screen and wall mounted shower, his and hers vanity sink units, corner bath unit, low flush W.C..

W.C.

Velux window to the side, central heating radiator. Two piece suite comprising of a low flush W.C. and a wash hand basin unit.





FIRST FLOOR LANDING

Doors to bedroom one and walk-in storage unit.

BEDROOM ONE

UPVC double glazed window to the rear, four Velux windows (two to either side), spotlights, built in wardrobes in the eaves with sliding mirrored doors.

Door to the en suite shower room.

EN-SUITE SHOWER ROOM

Velux window to the side, central heating radiator, spotlights. Four piece suite with a corner freestanding bath and handheld shower attachment, corner shower cubicle with glass sliding door and wall mounted shower, wash hand basin, low flush W.C..

WALK-IN WARDROBE

Handrails for clothing.

BOILER ROOM/POTENTIAL CONVERSION SPACE

Situated underneath bedrooms two and three, access from the garden.

Central heating radiator, windows. Currently houses the boiler and garden furniture however has potential to become another liveable area such as a wine cellar or a gym.

OUTSIDE

To the front of the property, gated access opens onto a double block paved driveway, beautifully framed by mature trees and leading to a detached double garage, complete with an up and over door, power, and light. Also to the front, a stone paved pathway borders the entirety of the house with landscaped lawned areas and gravelled areas with bushes and mature trees. To the rear, the property boasts a larger than average, attractive and meticulously landscaped garden, a tranquil pond in the centre of the lawn, a spacious decked patio seating area, complemented by a further patio area, ideal for al fresco dining and entertaining, with views of the surrounding forest and woods. Also to the rear of the property there is a timber gate leading to the potential second driveway which sits to the left hand side of the property and is surrounded by mature firs and bushes.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

EPC RATING

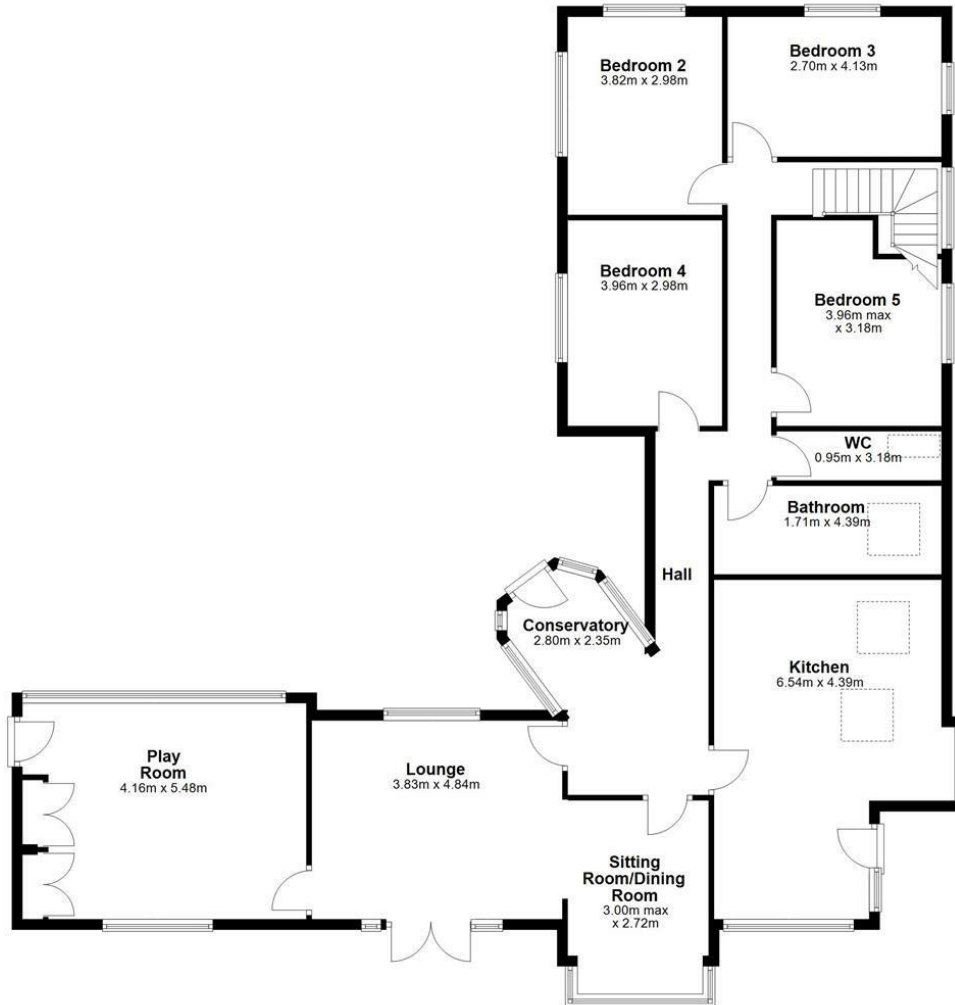
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VIEWINGS

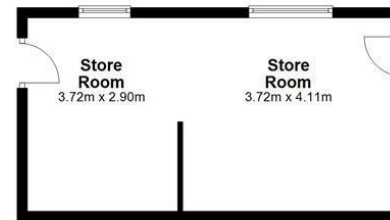
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.



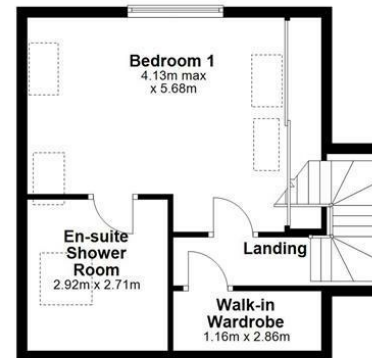
Ground Floor



Basement



First 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.

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*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) 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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