



5 Woodthorpe Hall Gardens, Wakefield - WF2 6TY

£1,000,000 Freehold

Holroyd Miller have pleasure in offering for sale this stone built individually designed detached family home situated on this sought after gated development within the highly regarded location of Sandal south of Wakefield city centre, offering extensive family accommodation over three levels of a unique design, built to the highest specifications by local house builder with underfloor heating to the ground floor, stunning open plan kitchen/breakfast room with adjacent family room with a comprehensive range of built in appliances, playroom/family room over the garage, five/six bedrooms, four with ensuites, house bathroom to the second floor, integral double garage. Sought after position with easy reach to Wakefield Golf Club, Sandal Rugby Club, local pubs and restaurants, access to the motorway network and local train station. Offered with No Chain, Viewing Essential.

Impressive Reception Hallway

With tiled floor with underfloor heating, open staircase with polished oak hand rail, understairs storage cupboard.

Cloakroom

Having wash hand basin, low flush w/c, tiling.

Living Room

A light and airy room with cornicing to the ceiling, feature walk-in bay windows to both front and rear, downlighting to the ceiling, superb entertaining space, wall mounted flame effect electric fire with wood flooring.

Breakfast Kitchen

Superbly appointed with a range of shaker style fronted wall and base units, contrasting Quartz worktops extending to centre island, double undermounted sink with Quooker hot tap and mixer tap unit, integrated dishwasher, two ovens steamer oven, microwave and induction hob with extractor hood over, full height fridge and freezer and wine cooler.

Adjacent Utility Room/Rear Entrance

Fitted with a matching range of wall and base units, plumbing for automatic washing machine and space for dryer and UPVC rear entrance door.

Formal Dining Area

With bi-folding doors leading onto the rear garden with feature bay window, underfloor heating and downlighting to the ceiling.

Family Room

Open plan to the breakfast kitchen room making an ideal snug with underfloor heating, double glazed window and open staircase leading through to...

Cinema Room

With glass balustrade and oak hand rail, downlighting to the ceiling, double glazed window, central heating radiators.

Stairs lead to First Floor Landing

Master Bedroom to the Rear

With dual aspect double glazed windows, central heating radiator.

En-Suite Shower Room

Having modern wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, chrome heated towel rail.

Bedroom to Front

With fitted mirrored wardrobes, double glazed window.

En-Suite Shower Room

Having wash hand basin, low flush w/c, walk-in shower, fully tiled, double glazed window, chrome heated towel rail.

Bedroom to Front

Having wash hand basin, low flush w/c, walk-in shower, fully tiled, double glazed window, chrome heated towel rail.

Second Floor Landing

With double glazed window.

Bedroom to Front

With feature double glazed dormer style window, central heating radiator, open views.

House Bathroom

Furnished with modern white suite with bath in surround, wash hand basin set in vanity unit, low flush w/c, tiled, double glazed window, chrome heated towel rail, downlighting to the ceiling.

Home Office/Bedroom

With double glazed style dormer window (some restricted headroom) with fitted wardrobes and cupboards. Central heating radiator, access to plant room/storage with cylinder and comms cupboard.

Outside

Accessed by automated gates at the entrance to Woodthorpe Hall Gardens. The property occupies a head of cul de sac position with double width driveway providing ample parking and leading to double garage, pathway to the side leads to rear enclosed garden with stone paved patio and BBQ oven, lawned garden with shrubs and trees retaining high degree of privacy. Service Charge - £771.20pa.

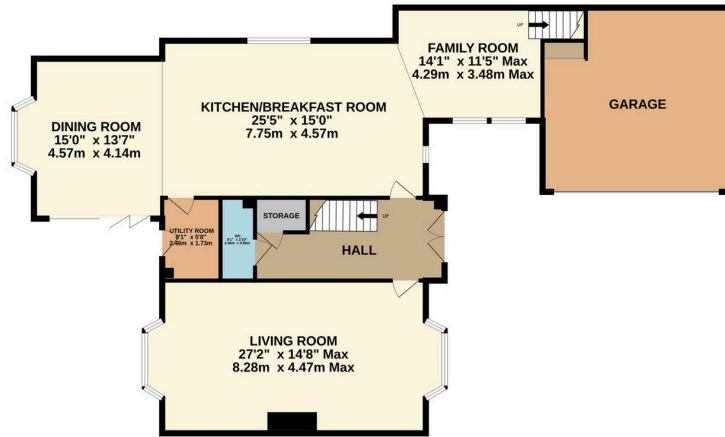
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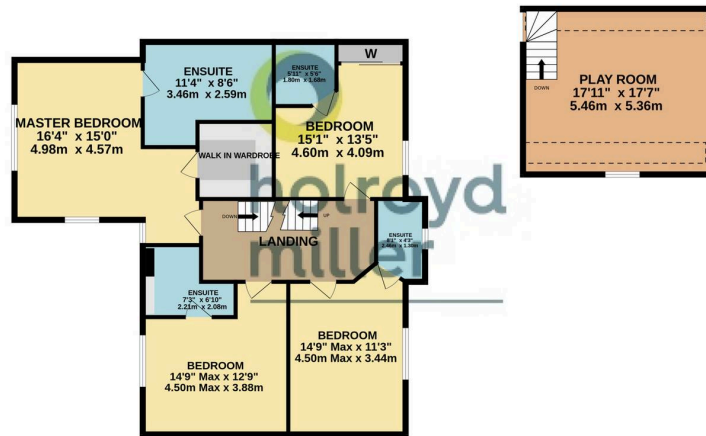




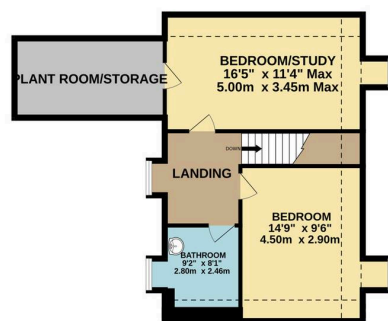
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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