



Fairleigh Court Woodthorpe Lane, Wakefield - WF2 6JJ

£1,750,000 Freehold

Individually designed mature detached family home occupying a generous garden plot retaining a high degree of privacy, three reception rooms, five bedrooms, two bathrooms, ample garaging, sought after location. No Chain.

Entrance Porch

With built in storage to both sides, with double doors leading through to...

Impressive Reception Hallway

23' 1" x 12' 11" (7.04m x 3.94m)

With feature open wrought iron staircase, French doors lead onto the rear garden making this an ideal seating area.

Ground Floor Cloakroom

Having pedestal wash basin, low flush w/c, double glazed window.

Living Room

24' 10" x 17' 10" (7.57m x 5.44m)

With double doors from the hallway, a superb entertaining space with double glazed windows to both front and rear making the most of the views over the garden, feature abstract wall mural with fireplace with log burner and tiled hearth, double glazed French doors lead through to...

Sun Room

11' 11" x 9' 11" (3.63m x 3.02m)

With sliding double glazed patio doors leading onto the rear garden with air-conditioning, feature vaulted ceiling making the most of the views over the garden, offering excellent entertaining space.

Inner Hall Way

Leading from the Reception Hall, having built in storage cupboards.

Home Office

9' 6" x 6' 7" (2.90m x 2.00m)

With double glazed window, built in units.

Formal Dining Room

18' 3" x 13' 9" (5.55m x 4.20m)

Having feature fire surround, recess built in display cupboards, double glazed bow window, views overlooking the garden, double panel radiator.

Breakfast Kitchen

15' 11" x 13' 9" (4.85m x 4.20m)

Fitted with a matching range of beech effect fronted wall and base units, contrasting granite worktops, stainless steel sink unit, single drainer with mixer tap unit, fitted double oven, gas hob with extractor hood over, tiling between the worktops and wall units, double glazed feature bay window overlooking the side garden, double glazed window to the front, recess with built in pantry and separate store, in turn giving access to. **Rear Entrance Hall.**

Utility Room

Having stainless steel sink unit, single drainer, tiling, plumbing for automatic washing machine, access to...

Side Passage

With built in storage and gardeners WC.

Feature Wrought Iron Staircase

Featured Galleried Landing

With double glazed window, access to useful Loft space, airing/cylinder cupboard and storage.

Master Bedroom

19' 9" x 15' 5" (6.02m x 4.70m)

Having entrance with cylinder cupboard, built in wardrobes, double glazed window making the most of the views over the garden, single panel radiator.

E-suite Bathroom

Having period style coloured suite comprising, pedestal wash basin, low flush w/c, panelled bath with separate shower, tiling, double glazed window.

Bedroom

13' 10" x 11' 1" (4.22m x 3.38m)

Having built in fitted wardrobes, double glazed window with open views, single panel radiator.

Bedroom

14' 9" x 8' 8" (4.50m x 2.64m)

Overlooking the rear garden with double glazed window making the most of the views, built in wardrobes, single panel radiator.

Bedroom

14' 2" x 8' 8" (4.32m x 2.64m)

Having built in wardrobes, double glazed window overlooking the garden, central heating radiator.

Bedroom

14' 10" x 13' 11" (4.52m x 4.24m)

Having fitted wash hand basin set in vanity unit, fitted wardrobes, double glazed window, single panel radiator.

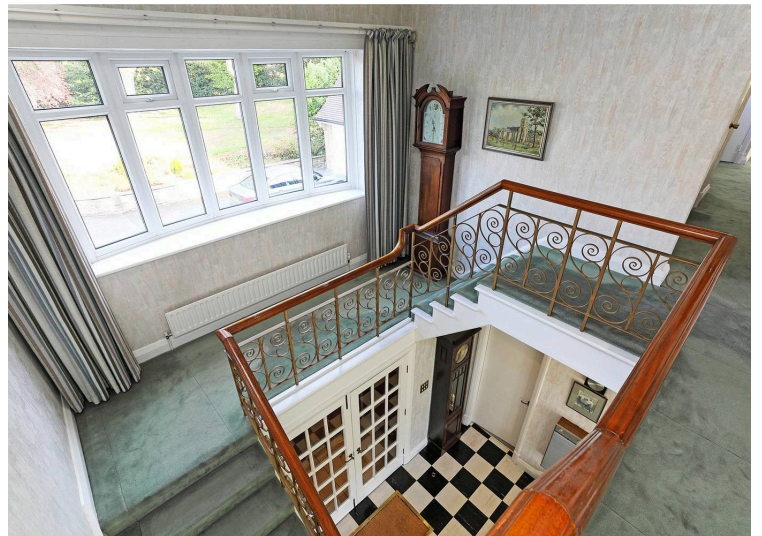
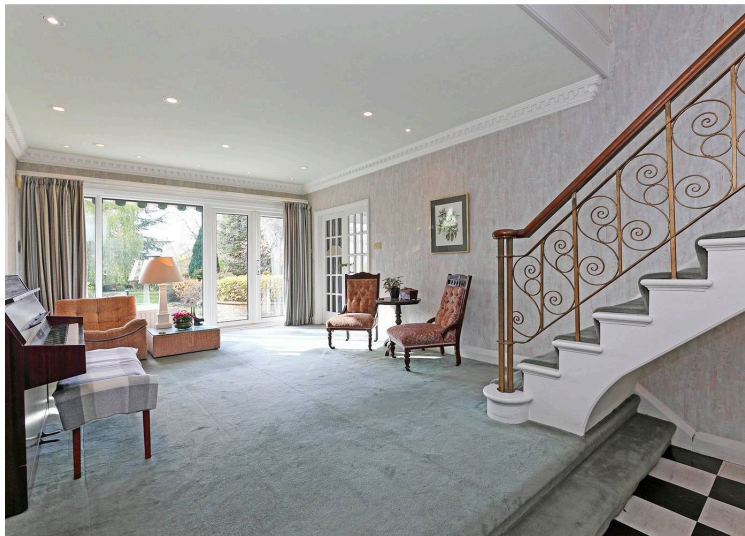
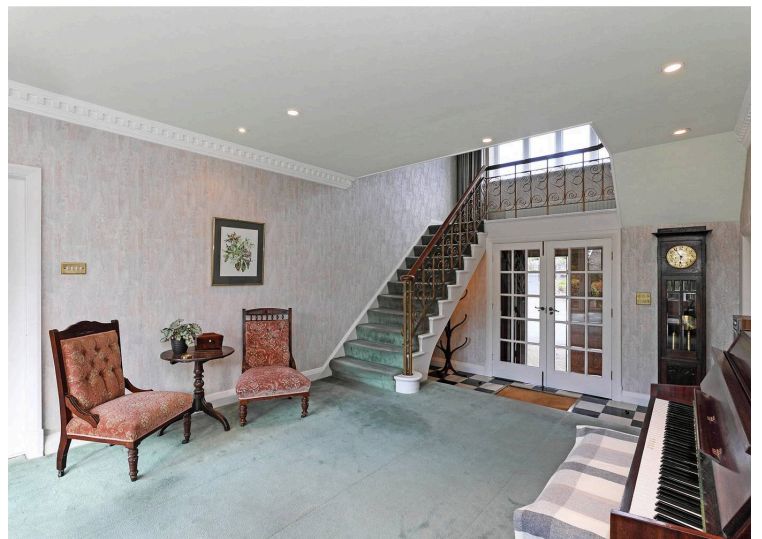
House Bathroom

Comprising pedestal wash basin, low flush w/c, panelled bath with shower cubicle, tiling, electric shaver point, chrome heated towel rail, double glazed window.

GARDEN

Outside the property is approached by automated gates off Woodthorpe Lane with driveway providing ample off street parking leading to attached double garage with automated doors (4.55m x 4.15m) with access to useful workshop (4.12m x 2.76m) to the rear adjacent Potting Shed (2.76m x 1.96m) in addition to this garaging there is also a smaller garage (5.63m x 3.14m) with double opening doors. The property stands in a generous garden plot retaining a high degree of privacy with a comprehensive range of mature trees and shrubs, well manicured lawn gardens with flowering borders and shrubs.



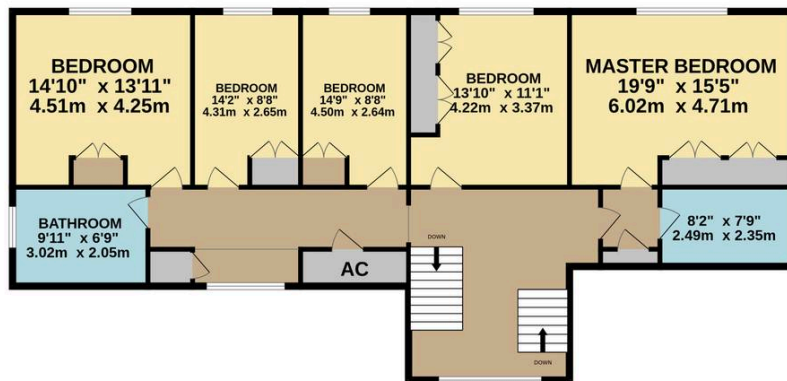




GROUND FLOOR
2813 sq.ft. (261.4 sq.m.) approx.



1ST FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA: 4267 sq.ft. (396.5 sq.m.) approx.

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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