



The Lodge, Woodthorpe Grove,
Woodthorpe Lane, Sandal, Wakefield



The Lodge, 2 Woodthorpe Grove, Woodthorpe Lane

Sandal, Wakefield, WF2 6BU



Plot 2, The Lodge, a four bedroom four storey house with lower ground floor garage. Two of the bedrooms benefit from en suite's and to the ground floor the accommodation boasts a snug as well as formal lounge. Situated in the desirable area of Sandal.

Nestled within an exclusive gated setting in the highly sought after area of Sandal is The Lodge, an exceptional four bedroom detached home offering beautifully appointed accommodation across four floors. Designed with both family living and entertaining in mind, this impressive residence combines elegant proportions with contemporary finishes, creating a home of exceptional quality in one of Wakefield's most desirable locations.

The accommodation briefly comprises a welcoming entrance, a stunning dining kitchen forming the heart of the home, a formal lounge, a separate snug, utility room and pantry, together with internal access to the lower ground floor. The first floor hosts three well proportioned bedrooms, including a guest bedroom with en suite shower room, alongside a luxurious family bathroom. Occupying the entire second floor is the impressive principal suite, featuring a spacious double bedroom, dressing room and stylish en suite, providing a private retreat away from the main family accommodation. The lower ground floor incorporates an integral garage with direct access into the property, offering practicality alongside excellent storage.

Externally, The Lodge enjoys the privacy and security of a gated community, together with its own enclosed private garden and the added benefit of a substantial communal woodland garden, creating a unique setting rarely found so close to Wakefield city centre.

Situated in the prestigious residential area of Sandal, the property enjoys excellent access to highly regarded schools, local amenities, Sandal & Agbrigg and Wakefield Westgate railway stations, and the M1 motorway, making it perfectly placed for both local living and commuting further afield.

Finished to an exceptional standard throughout, The Lodge also benefits from an electric vehicle charging point and represents a rare opportunity to acquire a distinctive home in one of Wakefield's most sought after addresses.





FEATURES

The Lodge enjoys a premier location in the highly sought after area of Sandal, forming part of an exclusive gated development set within a secluded parkland setting. Designed with sustainability in mind, the home benefits from an energy efficient air source heating system, high performance glazing, excellent insulation and an electric vehicle charging point. Finished to an exceptional specification throughout, the property boasts luxurious living spaces together with beautifully appointed kitchens and bathrooms, all backed by the reassurance of a Premier Guarantee warranty.

PROPERTY SPECIFICATION

Every product, material choice and detail was carefully considered to create a home that feels instantly welcoming, comfortable and relaxing, delivering a beautifully finished property designed to enhance the lives of its new owners.

LIVING SPACES

The property was finished with soft flooring installed throughout, complemented by veneered pre-finished internal doors and contemporary chrome door furniture.

KITCHEN & UTILITY ROOMS

The high specification kitchen was supplied by Porcelanosa and thoughtfully designed to combine style with practicality. It was complemented by a hot water tap and feature LED lighting, creating a contemporary and functional space for everyday living.

BATHROOMS & EN SUITES

The luxurious bathrooms and en suites were fitted with premium Villeroy & Boch sanitaryware, complemented by elegant Porcelanosa tiling throughout. They also featured wall mounted dual flush WCs, contemporary rain showers and integrated night lights, creating stylish and practical spaces for everyday living.

BEDROOMS

The bedrooms were finished with veneered pre-finished internal doors, contemporary chrome door furniture and matching chrome sockets and switches. Each bedroom was fitted with a TV point and a central pendant light fitting, combining practicality with a clean, modern finish.



BOWMAN RILEY Entrance Hall



BOWMAN RILEY Kitchen



BOWMAN RILEY Living and Dining Area



MODERN ESSENTIALS

The Lodge was finished with veneered pre-finished internal doors, chrome sockets and switches, white emulsion walls and low energy lighting throughout. Designed with sustainability and modern living in mind, the home benefits from energy efficient glazing, high levels of insulation, roof mounted solar panels, an air source heat pump, radiators and water efficient sanitary fittings. Full fibre high speed internet, CAT 6 cabling and pre-installed wiring for Sky provide excellent connectivity, whilst electrically operated garage doors add everyday convenience. Optional provisions were also made for integrated audio and visual systems, together with CCTV and an alarm system. For added peace of mind, the property features a Secure by Design front door, interconnected mains smoke and heat alarms, an environmentally friendly green roof system to the lower level roofs, and is covered by a 10 Year Premier Build Guarantee.

EXTERIOR

The Lodge forms part of an exclusive secure gated community, offering privacy and peace of mind in a beautiful parkland setting. The property enjoys its own private landscaped garden together with access to an extensive communal woodland garden, while an electric vehicle charging point provides the convenience of modern, sustainable living.

IMAGES

Please note all internal images are artist impressions only.

VIEWINGS

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

ACCOMMODATION

DINING KITCHEN

FORMAL LOUNGE

SNUG

UTILITY

PANTRY

W.C.

FIRST FLOOR LANDING

BEDROOM ONE

EN SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM/W.C.

SECOND FLOOR

DRESSING AREA/SNUG

BEDROOM FOUR

EN SUITE

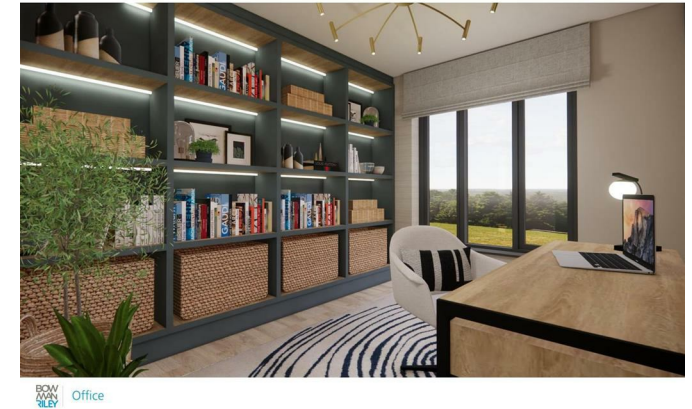
GARAGE

PLEASE NOTE

A non-refundable reservation fee of £2,500 is payable to the seller's solicitors upon reservation of the property.

ABOUT THE DEVELOPER

The Lodge was built by Crosbie Homes, the private residential division of Morris & Spottiswood, a developer renowned for delivering bespoke homes in prime locations. Combining exceptional craftsmanship with innovative design, Crosbie Homes creates beautifully finished, energy efficient properties that place quality, sustainability and attention to detail at the heart of every home.



BOWMAN RILEY Office



BOWMAN RILEY

Formal Room



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.

MORTGAGES

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 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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