

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **price**

£850,000

Tenure: Freehold

>> **key features**

- > Four bedroom extended detached
- > No chain
- > Highly sought after location
- > Surrounding gardens
- > Master en-suite
- > Gated entrance
- > EPC Rating: C

>> **short description**

Oiro £850,000. Viewings highly recommended to fully appreciate what this home has to offer and not miss out on such an opportunity!

>> **long description**

Oiro £850,000. Rarely does a property so special like this become available, an Extended Four double bedroom detached family home situated in the right sought after and prestigious location of Sandal not to be missed! This home has so much potential to offer and is ideal for the growing families to make their own and put their own stamp on it! This home is full of natural light throughout spacious rooms, situated on such a private generous spot. Briefly comprising of conservatory, substantial welcoming entrance hallway, living room, dining room, kitchen that leads to the garden and utility room, downstairs bathroom, office, master bedroom with ensuite. To the first floor you will find the spacious landing leading to three further double bedrooms, bathroom and occasional room. On arrival to the property you will find a gated entrance that leads down the driveway to the property providing ample off road parking, surrounding gardens which are beautifully presented access to the garage, Situated on a private and enclosed plot. This home is located with great access to transport links including motorway access which is ideal for the commuter, local amenities and schooling! Offered to market with no onward chain, Viewings highly recommended to fully appreciate what this home has to offer and not miss out on such an opportunity!

>> **directions**

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **Agent Note**

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **room description**

Lounge

14' max x 25' 1" max (4.27m max x 7.65m max)

Dining Room

15' max x 13' max (4.57m max x 3.96m max)

Kitchen

9' max x 16' 1" max (2.74m max x 4.90m max)

Bedroom One

14' max x 23' 1" max (4.27m max x 7.04m max)

Bedroom Two

13' max x 9' 1" max (3.96m max x 2.77m max)

Bedroom Three

18' max x 14' max (5.49m max x 4.27m max)

Bedroom Four

13' max x 12' 1" max (3.96m max x 3.68m max)

Bedroom Five

14' max x 8' 1" max (4.27m max x 2.46m max)

Bathroom

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **room description**

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **room description**

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **property images**



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> **property images**



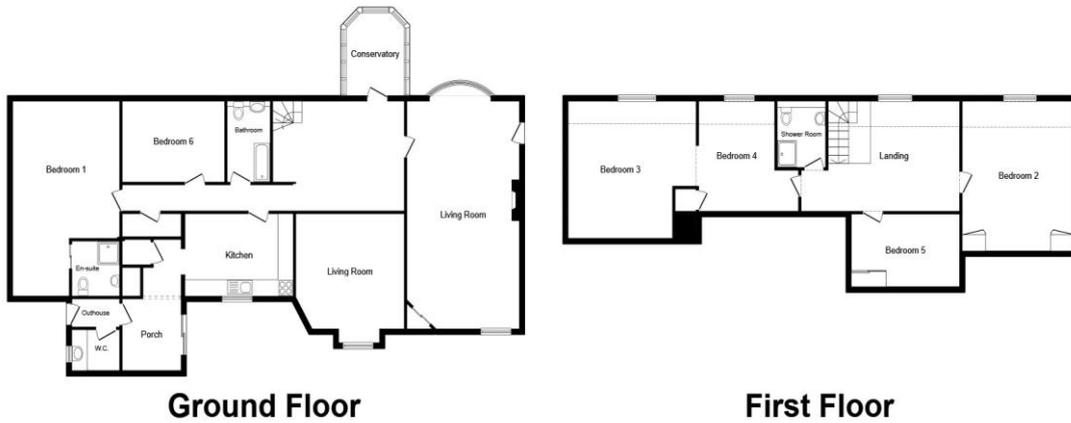
property details **approval form**

10 Woodthorpe Park Drive, Wakefield, West Yorkshire, England, WF2 6HZ

Date: 05 March 2026

Property Ref and Version: WAK125938 - 0002

>> floor plan



Total floor area 274.5 m² (2,955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Louella Halpin		
Mr J.C. Rayner		

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

0

RESI/CON016/18