



5 Woodthorpe Park Drive, Wakefield - WF2 6HY

£875,000 Freehold

Holroyd Miller have pleasure in offering for sale this impressive and superbly presented detached family home which has been substantially extended to provide well-proportioned accommodation over two levels in this sought after and well regarded location of Sandal on this tree lined avenue, Within easy reach of local restaurants and pubs, local train station, supermarket and amenities, together with easy access to J39/M1 for those wishing to commute around the region. Only an internal inspection can fully reveal the excellent finishes which include gas fired central heating, PVCU double glazing. Outside, attractive block paved driveway provides ample off street parking with access to the integral garage, private and well maintained gardens to the rear provide ample paved seating areas, further lawn gardens with courtesy and background lighting. A truly enviable home which must be viewed internally to appreciate all that is on offer. No Chain.

Impressive Reception Hallway

With composite double glazed entrance door, double glazed windows, downlighting to the ceiling, open staircase with storage under.

Adjacent Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, central heating radiator.

Through Living Room

With three double glazed windows to two sides, double glazed French doors leading onto the rear garden, coving to the ceiling, two wall light points, two central heating radiators.

Formal Dining/Family Room

With two double glazed windows and French doors overlooking the rear garden, laminate wood flooring, downlighting to the ceiling, opening through to...

Breakfast Kitchen

Superbly appointed with a matching range of contemporary style fronted wall and base units, contrasting granite worktops and centre island extending to breakfast bar with a comprehensive range of built in appliances including induction hob with downdraft extractor, two ovens, full height fridge and freezer, integrated bin, undermounted stainless steel sink with mixer tap unit, dishwasher, feature display unit with backlighting and walk-in pantry with sliding door and shelving, double glazed window, downlighting to the ceiling.

Adjacent Utility Room

Fitted with a matching range of wall and base units, contrasting high gloss worktops, colour co-ordinated sink unit, monobloc tap fitment, plumbing for automatic washing machine, double glazed window and rear entrance door, access door to garage.

Home Office/Snug

Situated to the front of the property with double glazed window, laminate wood flooring, central heating radiator.

Stairs lead to...

Spacious Landing

Offering excellent home office/reading area with three wall light points, open staircase and double glazed window makes this a light airy room, built in storage containing central heating boiler.

Master Bedroom

Forming part of the extension, with two double glazed windows.

Walk-in Wardrobe

Providing excellent hanging space and storage with double glazed window, central heating radiator.

Ensuite Shower Room

Recently fitted with contemporary style fittings with twin wash hand basins set in wall mounted vanity unit, low flush w/c, large walk-in shower with Raindance shower head, half tiling to the walls, chrome heated towel rail, double glazed window.

House Bathroom

Furnished with contemporary white suite with feature matt black tap fitments with feature free standing tub bath, wash hand basin set in vanity unit, low flush w/c, large walk-in shower cubicle with Raindance shower head and attachment, feature vanity mirror, downlighting to the ceiling, half tiled walls, double glazed window, heated towel rail.

Bedroom to Rear

With two double glazed windows, central heating radiator.

Bedroom to Rear

With double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Front

Overlooking Woodthorpe Park Drive, with central heating radiator.

Guest Bedroom

An impressive guest bedroom with dual aspect double glazed windows, walk-in wardrobe providing excellent hanging space, central heating radiator.

En-suite Shower Room

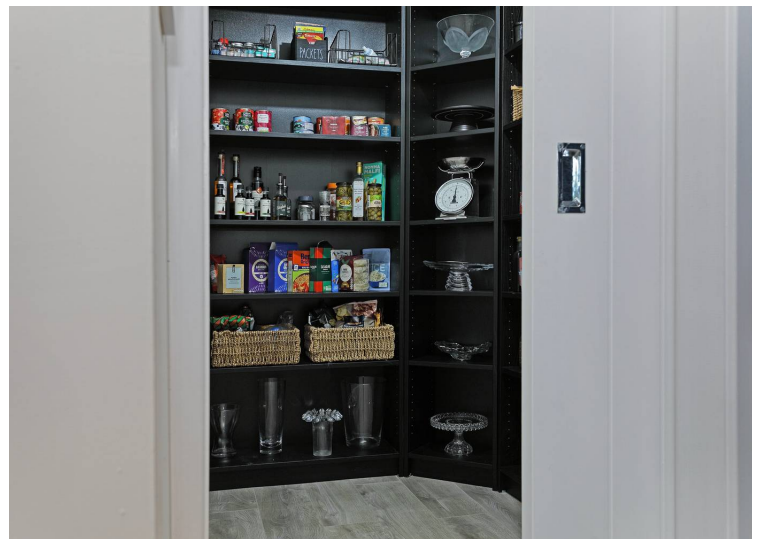
With wash hand basin set in vanity unit, low flush w/c, shower cubicle, half tiling, two double glazed windows, chrome heated towel rail.

Outside

The property has ample off street parking to the front with turning space with mature beech hedging retaining a high degree of privacy, outside lighting leading to integral garage with automated up and over door (7.36m max to 5.06m x 5.40m) with power and light laid on, pathway to the side leads to enclosed rear garden with mainly laid to lawn garden, paved patio area. A truly enviable home. Offered with No Chain, Viewing Essential.

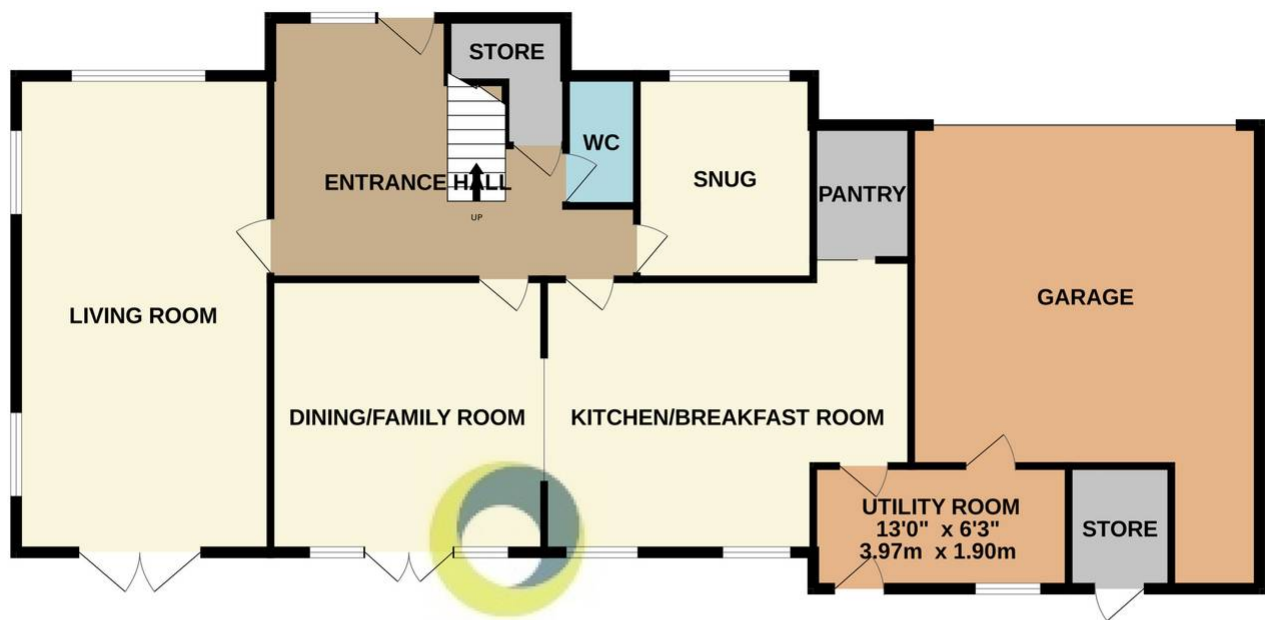
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been





GROUND FLOOR
1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



TOTAL FLOOR AREA : 3091 sq.ft. (287.2 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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