



## 37 Woodland Drive, Wakefield - WF2 6DB

£565,000 Freehold

Holroyd Miller have pleasure in offering for sale this individually designed and extended detached family home in the sought after position. Occupying a generous garden plot on this sought after location south of Wakefield city centre within the popular suburb of Sandal within easy reach of Newmillerdam and its excellent walks, Wakefield Golf Club and the amenities within Sandal including local train station, access to the motorway network for those wishing to commute throughout the region. In need of some updating works but providing tremendous potential. Outside, the property is set well back from the road with driveway, brick built garage, to the rear, generous mature gardens with mature trees and shrubs, lawn garden areas and flowering borders retain a high degree of privacy. A truly enviable home which must be viewed.

**Outer Entrance Porch**

Leads to...

**Reception Hallway****Cloakroom**

Having wash hand basin, low flush w/c, access to understairs storage, single panel radiator.

**Living Room**

With double glazed windows to both front and rear, feature coloured leaded windows to the side, tiled fire surround and hearth, double panel radiator.

**Formal Dining Room**

Situated to the front of the property with double glazed, single panel radiator.

**Kitchen**

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas extending to breakfast bar, tiling between the worktops and wall units, stainless steel sink unit, single drainer, double glazed window.

**Inner Hallway**

Gives access to..

**Ground Floor Shower Room**

Having pedestal wash basin, low flush w.c, shower cubicle, tiling, single panel radiator.

**Home Office/Family Room**

With double glazed windows and door leading onto the rear garden.

**First Floor Landing**

With airing cupboard.

**Bedroom to Rear**

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

**Bedroom to Front**

With fitted wardrobes, double glazed window, single panel radiator.

**Bedroom to Rear**

With fitted wardrobes, double glazed window, single panel radiator.

**House Bathroom**

Furnished with coloured suite comprising pedestal wash basin, panelled bath with shower over, tiling, single panel radiator, three double glazed windows.

**Master Bedroom**

A good sized bedroom with double glazed windows to front and rear, central heating radiator.

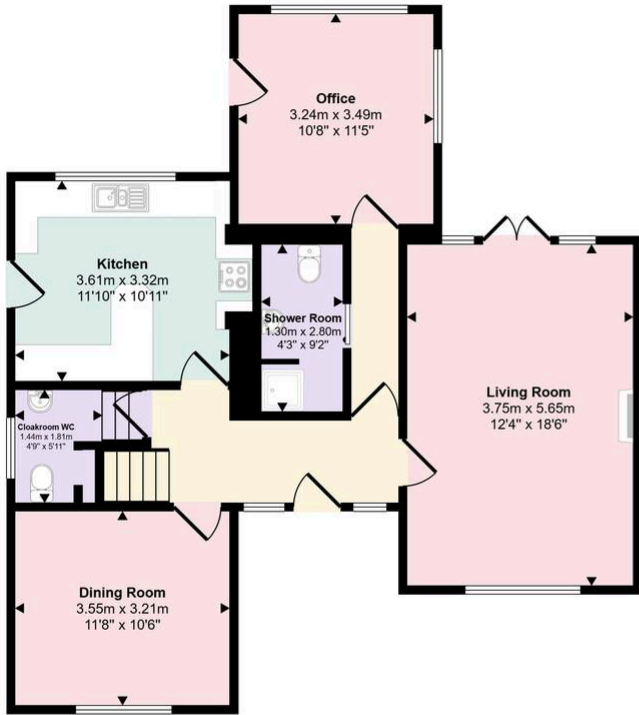
**Outside**

The property is set well back from the road with tarmacked driveway providing ample off street parking leading to good sized single car garage with adjacent garden store, lawn garden area to the front with flowering borders, pathway to the side leads to generous garden with paved patio, steps leading down to mature lawn garden with mature trees and shrubs, well stocked flowering borders retaining a high degree of privacy.





Approx Gross Internal Area  
153 sq m / 1650 sq ft



Ground Floor  
Approx 77 sq m / 831 sq ft



First Floor  
Approx 76 sq m / 819 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.