



9 Woodthorpe Manor, Wakefield - WF2 6SY

£875,000 Freehold

Holroyd Miller have pleasure in offering for sale Woodthorpe Manor, an impressive, split level modern detached home offering superb family accommodation within this sought after gated development in the heart of Sandal south of Wakefield city centre.

Entrance Vestibule

With double glazed door and porcelain window opening to

Reception Hallway

With high gloss tiled floor open staircase with understairs cupboard.

Cloakroom

Having wash hand basin, low flush w/c, tiling, chrome heated towel rail.

Dining Room

Having double glazed feature bay window, downlighting to the ceiling, superb entertaining space.

Breakfast Kitchen

Fitted with a matching range of white gloss fronted wall and base units, contrasting granite worktops extending to breakfast bar with a comprehensive range of built in appliances, colour co-ordinated sink unit, monobloc tap fitment, tiling between the worktops and wall units, tiled floor, double glazed window overlooking the rear garden.

Adjacent Utility Room

With stainless steel sink unit, single drainer, a range of wall and base units, worktop areas, tiling, double glazed window and rear entrance door.

Family Room

Being double glazed, overlooking the rear garden.

Stairs

Leads to Half Landing leading to...

Living Room

With full height vaulted ceiling, French doors leading onto "Juliette" balcony, two double glazed windows, central heating radiator.

Stairs Leading to First Floor Full Landing

With double glazed window, central heating radiator.

Bedroom to Front

With two double glazed windows, central heating radiator, leading through to...

Dressing Room

With fitted wardrobes, access to ensuite bathroom.

Ensuite Bathroom

With Jacuzzi bath, wash hand basin, low flush w/c set in back to wall furniture, separate shower cubicle, bidet, half tiling to the walls, chrome heated towel rail.

Combined Wet Room

Having wash hand basin, low flush w/c, Raindance shower head, fully tiled, double glazed window.

Home Office/Bedroom to Rear

Having built in wardrobes, downlighting to the ceiling, two double glazed windows, central heating radiator.

Stairs Lead to Second Floor Landing

With airing/cylinder cupboard.

Bedroom to Front

Having two double glazed windows, fitted wardrobes and drawers, downlighting to the ceiling, central heating radiator.

Ensuite Shower Room

Comprising wash hand basin, low flush w/c, shower cubicle, tiling, chrome heated towel rail.

Bedroom to Front

Having built in wardrobes, dressing table and drawers, double glazed window, central heating radiator.

Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower attachment, half tiling to the walls, chrome heated towel rail, double glazed window.

Bedroom to Rear

Again, having fitted bedroom furniture including wardrobes and drawers, double glazed window, central heating radiator.

GARDEN

The property has double width driveway to the front providing ample off street parking leading to integral double garage with automated door, neat garden areas to the rear being mainly laid to lawn with stone paved patio area, mature trees and shrubs retaining a high degree of privacy, further garden area to the side. Please note the property is Freehold, however there is an annual service charge for maintenance to the communal garden areas, lighting and gates of £200 per year.







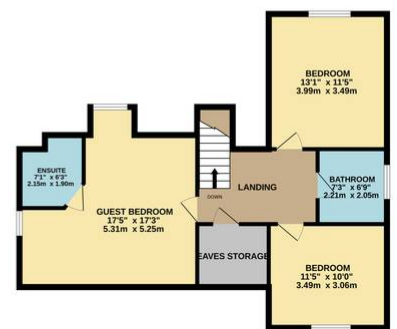
GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



2ND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 3098 sq.ft. (287.8 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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