



## 5 Woodthorpe Hall Gardens, Wakefield - WF2 6TY

£1,050,000 Freehold

Imposing stone built modern detached family home, five bedrooms, five bathrooms, four reception rooms. Superbly finished throughout, double garage, gated development in sought after location. Viewing Essential.

### **Impressive Reception Hallway**

With tiled floor with underfloor heating, open staircase with polished oak hand rail, understairs storage cupboard.

### **Cloakroom**

Having wash hand basin, low flush w.c, tiling.

### **Living Room**

27' 2" x 14' 8" (8.28m x 4.47m)

A light and airy room with cornicing to the ceiling, feature walk-in bay windows to both front and rear, downlighting to the ceiling, superb entertaining space, wall mounted flame effect electric fire with wood flooring.

### **Breakfast Kitchen**

25' 5" x 15' 0" (7.75m x 4.57m)

Superbly appointed with a range of shaker style fronted wall and base units, contrasting Quartz worktops extending to centre island, double undermounted sink with Quooker hot tap and mixer tap unit, integrated dishwasher, two ovens steamer oven, microwave and induction hob with extractor hood over, full height fridge and freezer and wine cooler.

### **Adjacent Utility Room/Rear Entrance**

8' 1" x 5' 10" (2.46m x 1.79m)

Fitted with a matching range of wall and base units, plumbing for automatic washing machine and space for dryer and UPVC rear entrance door.

### **Formal Dining Area**

15' 0" x 13' 7" (4.57m x 4.14m)

With bi-folding doors leading onto the rear garden with feature bay window, underfloor heating and downlighting to the ceiling.

### **Family Room**

14' 1" x 11' 5" (4.30m x 3.48m)

Open plan to the breakfast kitchen room making an ideal snug with underfloor heating, double glazed window and open staircase leading through to...

### **Cinema Room**

17' 11" x 17' 7" (5.46m x 5.36m)

With glass balustrade and oak hand rail, downlighting to the ceiling, double glazed window, central heating radiators.

### **Stairs lead to First Floor Landing**

### **Master Bedroom to the Rear**

16' 4" x 15' 0" (4.98m x 4.57m)

With dual aspect double glazed windows, central heating radiator.

### **En-Suite Shower Room**

Having modern wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, chrome heated towel rail.

### **Bedroom to Front**

14' 9" x 11' 3" (4.50m x 3.43m)

With fitted mirrored wardrobes, double glazed window.

### **En-Suite Shower Room**

Having wash hand basin, low flush w/c, walk-in shower, fully tiled, double glazed window, chrome heated towel rail.

### **Bedroom to Front**

15' 1" x 13' 5" (4.60m x 4.10m)

Having wash hand basin, low flush w/c, walk-in shower, fully tiled, double glazed window, chrome heated towel rail.

### **Second Floor Landing**

With double glazed window.

### **Bedroom to Front**

14' 9" x 9' 6" (4.50m x 2.90m)

With feature double glazed dormer style window, central heating radiator, open views.

### **House Bathroom**

Furnished with modern white suite with bath in surround, wash hand basin set in vanity unit, low flush w/c, tiled, double glazed window, chrome heated towel rail, downlighting to the ceiling.

### **Home Office/Bedroom**

16' 5" x 11' 4" (5.00m x 3.45m)

With double glazed style dormer window (some restricted headroom) with fitted wardrobes and cupboards. Central heating radiator, access to plant room/storage with cylinder and comms cupboard.

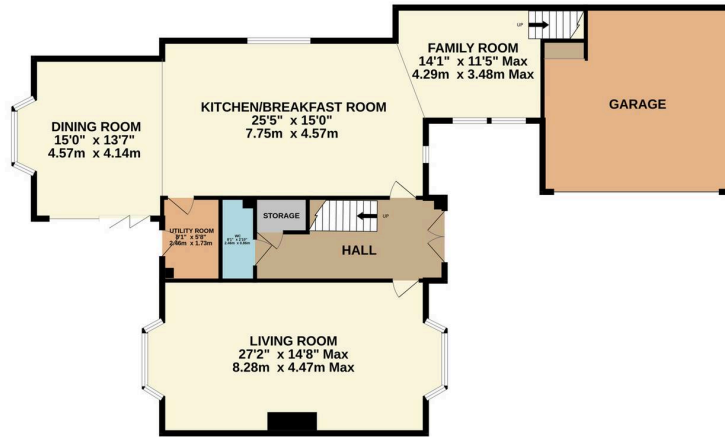
### **Outside**

Accessed by automated gates at the entrance to Woodthorpe Hall Gardens. The property occupies a head of cul de sac position with double width driveway providing ample parking and leading to double garage, pathway to the side leads to rear enclosed garden with stone paved patio and BBQ oven, lawned garden with shrubs and trees retaining high degree of privacy.

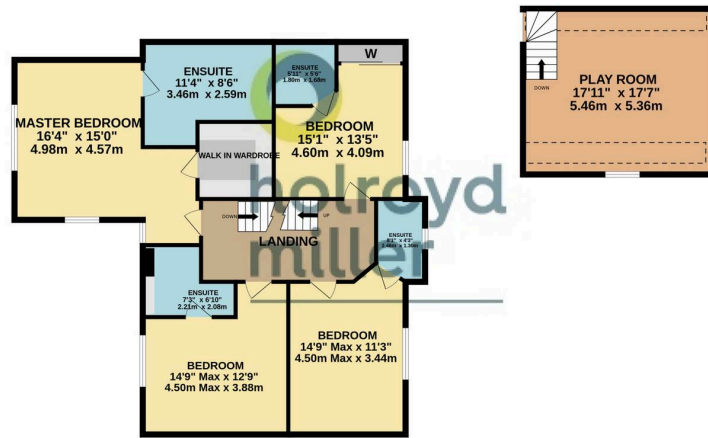




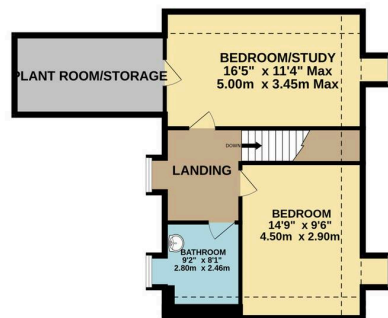
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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