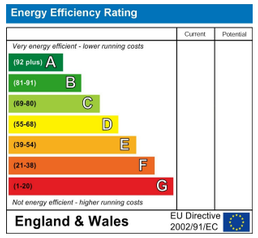
Total area: approx. 299.3 sq. metres (3221.8 sq. feet)

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Woodland House Woodland Rise, Wakefield, WF2 9DL

For Sale Freehold Offers In The Region Of £850,000

Offering high specification throughout and with a desirable woodland view to the front is this superbly presented bespoke self build five bedroom detached family home with spacious accommodation over three floors, extending towards 3100 square foot, and an impressive combination of modern design and practical living. The property features a contemporary fitted kitchen, stylish bathrooms and shower rooms, and five generously sized bedrooms, complemented by multiple reception areas, a large driveway, double garage and an attractive enclosed rear garden.

The accommodation briefly comprises a welcoming reception hall with staircase to the first floor and access to a home office, storage cupboard, living room and an impressive open plan kitchen, dining and breakfast room. This space flows through to a further sitting area and provides access to a side hallway and utility room. The ground floor benefits from zoned underfloor heating throughout. To the first floor, the landing provides access to three bedrooms and a modern four piece house bathroom, along with stairs leading to the second floor. The principal bedroom benefits from a dressing area and a contemporary en suite shower room. Heating to the upper floors is also zoned for added efficiency. The second floor offers two further bedrooms and an additional shower room, providing flexible accommodation ideal for larger families or guest space. Externally, the property is set behind a generous tarmac driveway providing ample off road parking for multiple vehicles, leading to a double detached garage with electric door, power and lighting. The front garden incorporates slate and gravelled areas with planted features and stone walling. To the rear, the garden is designed for low maintenance and features artificial lawn, York stone paving and raised composite decked seating areas, ideal for outdoor dining and entertaining. A timber built summer house with power, lighting and underfloor heating provides further versatile space. The garden is fully enclosed, making it suitable for both pets and children.

The property is ideally located for a range of local amenities including shops, schools and well regarded public houses within walking distance, with Wakefield city centre offering a wider selection of facilities close by. The area is well served by local bus routes and Wakefield's train stations provide links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, making it ideal for commuters.

Only a full internal inspection will fully appreciate the quality, space and setting this exceptional home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
17'10" x 9'3" max x 6'2" min (5.45m x 2.82m max x 1.88m min)
Composite front door with frosted glass pane, stairs to the first floor with oak and glass balustrade, underfloor heating and doors to the living room, office, downstairs W.C. and double doors to the open plan kitchen dining breakfast room.

LIVING ROOM
19'6" x 12'3" max x 3'3" min (5.95m x 3.75m max x 1.0m min)
UPVC double glazed bay window to the front, spotlights to the ceiling, underfloor heating and multi fuel burning stove with slate hearth and wooden mantle.

OFFICE
11'8" x 10'2" max x 3'3" min (3.56m x 3.11m max x 1.0m min)
UPVC double glazed bay window to the front, underfloor heating and access to a storage cupboard housing the water tank.

DOWNSTAIRS W.C.
7'2" x 4'3" (2.2m x 1.3m)
Underfloor heating, extractor fan, concealed system W.C., wash basin set within a storage unit with mixer tap and tiled splashback, with partial tiling to the walls.

OPEN PLAN KITCHEN DINING BREAKFAST ROOM
32'9" x 15'1" (10.0m x 4.62m)
UPVC double glazed windows to the rear, spotlights and integrated Bluetooth speakers to the ceiling, underfloor heating and opening into the sitting room. Modern range of wall and base units with quartz work surfaces, inset 1.5 sink with mixer tap, induction hob with extractor above, integrated double oven and microwave, dishwasher, space for American style fridge freezer and central island with breakfast bar and integrated wine cooler.

SIDE HALLWAY
2'9" x 5'7" (0.84m x 1.72m)
Composite side door with frosted glass pane and door through to the utility, with underfloor heating.

UTILITY
5'7" x 4'3" (1.72m x 1.3m)
Housing the boiler, space and plumbing for a washing machine and underfloor heating.

SITTING ROOM
13'9" x 9'6" (4.2m x 2.9m)
Two Velux skylights, spotlights to the ceiling, UPVC double glazed window to the side, bi-folding doors to the rear garden and underfloor heating.

FIRST FLOOR LANDING
9'3" x 21'5" max x 9'7" min (2.82m x 6.55m max x 2.93m min)
UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling and stairs to the second floor, with doors to bedrooms and the family bathroom.

BEDROOM ONE
16'6" x 12'3" (5.04m x 3.75m)
UPVC double glazed window to the front, central heating radiator and access to the dressing room.

DRESSING ROOM
12'3" x 8'5" (3.75m x 2.57m)
Fitted wardrobes and railings, central heating radiator and access through to the en suite.

EN SUITE SHOWER ROOM/W.C.
12'3" x 7'9" (3.75m x 2.37m)
Frosted UPVC double glazed window to the rear, chrome towel radiator, spotlights to the ceiling, extractor fan, concealed W.C., his and hers sinks set into a floating vanity unit and double shower cubicle with glass screen.

BEDROOM TWO
10'2" x 16'11" (3.11m x 5.17m)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
10'2" x 16'2" (3.11m x 4.95m)
UPVC double glazed window to the rear and central heating radiator.

FAMILY BATHROOM/W.C.
6'9" x 15'3" max x 11'8" min (2.08m x 4.65m max x 3.56m min)
Frosted UPVC double glazed window to the rear, spotlights, extractor fan, concealed W.C., wash basin set into storage unit, panel bath and separate shower cubicle, partial tiling and LED mirror.

SECOND FLOOR LANDING
8'8" x 16'2" (2.66m x 4.93m)
Velux skylights, storage, central heating radiator and doors to further bedrooms and shower room.

BEDROOM FOUR
12'6" x 22'6" max x 16'2" min (3.83m x 6.87m max x 4.95m min)
Vaulted ceiling, spotlights, two central heating radiators, UPVC double glazed window to the front and Velux skylight.

BEDROOM FIVE
10'10" x 15'7" max x 9'4" min (3.32m x 4.76m max x 2.86m min)
Vaulted ceiling, spotlights, two central heating radiators and UPVC double glazed window to the front.

SHOWER ROOM/W.C.
10'9" x 6'5" (3.3m x 1.96m)
Velux skylight, spotlights, vaulted ceiling, chrome towel radiator, concealed W.C., wash basin set into storage unit and shower cubicle with glass screen, partial tiling and LED mirror.

OUTSIDE
To the front is an expansive driveway providing ample off road parking, with raised planted beds, slate and pebble areas with railway sleeper borders, enclosed by stone walling and timber fencing. To the rear is a low maintenance garden with artificial lawn, planted and pebbled beds, Indian stone paving and a raised composite decked patio, ideal for outdoor dining and entertaining, fully enclosed and also giving access to the summer house.

SUMMER HOUSE
11'5" x 9'4". (3.5m x 2.85m.)
Fully insulated with power, lighting and underfloor heating.

DETACHED DOUBLE GARAGE
17'6" x 19'5" (5.35m x 5.93m)
Power, lighting, electric roller door and vaulted ceiling.

WATER SYSTEM
The property benefits from a professionally installed rainwater harvesting system, featuring an underground 5,000 litre storage tank. This system efficiently collects and stores surface and rainwater, which is then reused for external purposes such as garden irrigation and vehicle cleaning. This addition enhances both the efficiency and environmental credentials of the home.

COUNCIL TAX BAND
The council tax band for this property is G.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.