

6 Woodthorpe Manor

Sandal, Wakefield

Hallmark
from Richard Kendall

6 Woodthorpe Manor

Sandal, Wakefield, WF2 6SY

Hallmark from Richard Kendall

An exceptional five bedroom detached family home set within an exclusive gated development in sought after Sandal, offering luxurious and versatile accommodation arranged over three floors. Boasting four en suites, a cinema room, gym and multiple reception spaces, the property is completed by ample off road parking and a beautifully landscaped garden with golf course views.

Located in a secure gated community at the end of a cul-de-sac, this five-bedroom detached family home offers spacious accommodation over three floors. Four of the five double bedrooms feature en suites, and the property includes multiple reception areas including a gym and a cinema room, making it ideal for families and multi-generational living. Finished to a high standard with a modern kitchen, luxury bathrooms, integrated media systems, zone-controlled underfloor heating downstairs, a Ring security system with motion detection, ample off-road parking, and a landscaped enclosed rear garden, this home is not one to be missed.

The property is entered via a spacious main entrance hall, featuring an oak and glass balustrade staircase leading to the first floor landing. This area also includes convenient understairs storage and provides access to several ground floor rooms. These include a snug with bespoke fitted cabinetry, a well proportioned main lounge with a contemporary media wall and direct access to the rear garden, a guest W.C., and a modern kitchen/breakfast room enhanced by ambient lighting throughout. The kitchen/breakfast room further leads to a fully equipped utility room, which in turn opens into a converted garage, now functioning as a gym with extensive built-in storage. Additionally, the kitchen provides access to a formal dining room, which connects to both a state of the art cinema room and a bright sunroom, offering further access to the rear garden. The cinema room is fitted to a high specification, boasting a Sony 4K projector, a Bowers & Wilkins Full Dolby Atmos system, comprehensive soundproofing, and loft access for additional storage. The first floor landing gives access to the principal bedroom, bedroom two, bedroom three, a Jack and Jill-style en suite bathroom, a storage cupboard, and the staircase to the second floor. The principal bedroom benefits from its own dressing room and luxury en suite bathroom. Bedroom two also features a dressing area and en suite, while bedroom three is served by its own en suite shower room. On the second floor, the landing provides access to the loft, a further storage cupboard, bedroom four, and bedroom five. Bedroom four enjoys the added benefit of two built-in storage cupboards and a private en suite bathroom. Outside, to the front, the property features a lawned garden with mature shrubs, trees, and a planted border, alongside a slated area and a block-paved driveway offering off-road parking for several vehicles, all enclosed by hedging and boundary walls. The landscaped rear garden enjoys views of the golf course and includes lawned areas, raised planted beds, mature shrubs, a porcelain-tiled patio with an aluminium canopy ideal for outdoor entertaining, and a timber-built Canadian cedar wood shed. The garden is fully enclosed by walls and Canadian cedar fencing.

The property is situated in this select gated community in this highly sought after area of Sandal. A good range of local shops, schools and leisure facilities are close at hand. Whilst a broader range of amenities are available in the nearby city centre of Wakefield. The national motorway network is readily accessible.

Only a full internal inspection will truly show what is to offer at this high standard turnkey home, boasting only the best style of luxury living. This would make a perfect purchase for anyone looking to be in the well regarded Sandal area of Wakefield, so an early viewing comes at the highest recommendation to avoid any level of disappointment.




dog
get
red

ACCOMMODATION

ENTRANCE HALL
Composite front door with frosted glass panes into the entrance hall. Spotlights, coving to the ceiling, tiled floor throughout, stairs providing access to the first floor landing with an oak railing and glass balustrade. Doors to the main lounge, the snug, downstairs W.C., understairs storage cupboard and a door to the kitchen/breakfast room.

SNUG
UPVC double glazed bay window to the front, central heating radiator, spotlights. Fitted storage facilities and shelves throughout, LED strip lighting in a media wall style.

DOWNSTAIRS W.C.
Extractor fan, spotlights, tiled flooring, half tiling on the walls. Low flush W.C., wash basin built into a floating storage unit with storage below and mixer tap.

MAIN LOUNGE
UPVC double glazed bay window to the front with a window seat below, UPVC double glazed French doors to the rear garden, access to the kitchen breakfast room, ambient strip lighting to the ceiling, partial spotlighting, three central heating radiators, media wall with fitted live flame effect fireplace.

KITCHEN BREAKFAST ROOM
Three UPVC double glazed windows to the rear, opening to the dining room, opening to the utility room, spotlights, ambient strip lighting, window seat to one window, tiled flooring. A Nobilia fitted kitchen with a range of modern wall and base units with quartz worksurface over and quartz splashback, centralised island with modern base units and quartz worksurface over in a breakfast bar style, four ring induction hob, inset sink with Quooker mixer tap. Integrated wine cooler, integrated double oven, integrated dishwasher, integrated fridge. The wallpaper is Brian Yates Mineral Range.

UTILITY ROOM
Spotlights, door to the garage/gym. A range of modern wall and base units with laminate worksurface over, inset stainless steel sink with mixer tap, partial laminate splashback, space and plumbing for a washing machine. The wallpaper is Brian Yates Mineral Range.

GARAGE/GYM
Up and over door, a range of storage surrounding the garage with sliding mirrored doors, power and ambient lighting.

DINING ROOM
Opening to the sun room, stairs providing access to the cinema room, spotlights, tiled flooring, coving to the ceiling, textured tiled stone wall, wall mounted electric heater. The wallpaper is Brian Yates Mineral Range.

SUN ROOM
Six UPVC double glazed windows, two to either side and two to the rear, UPVC double glazed French doors to the rear garden, spotlights to the ceiling. The wallpaper is Brian Yates Mineral Range.

CINEMA ROOM
Two UPVC double glazed windows to the front, spotlights, access to loft storage, two electric heaters. The cinema room will include; Sony 4K Projector, Bowers & Wilkins Full Dolby Atmos System, 15" THX Subwoofer, Sky Q, Apple TV, 8K Amp [Denon], Norwegian Sofa, Electric Blinds, URC Remote, Lutron Lighting System and Sound Proofing.

FIRST FLOOR LANDING
UPVC double glazed window to the front, coving to the ceiling, spotlights, central heating radiator. Stairs providing access to the second floor landing with an oak railing and glass balustrade. Doors to the principal bedroom, bedroom two, bedroom three, bedroom two bedroom two's en-suite shower room and a storage cupboard housing a water tank.

PRINCIPAL BEDROOM
Two UPVC double glazed windows to the rear, central heating radiator, spotlights, coving to the ceiling, door to the en suite bathroom, opening to the dressing room.









PRINCIPAL BEDROOM DRESSING ROOM
A range of fitted wardrobes and storage units, spotlights, fitted vanity unit with mirror and LED strip lighting.

EN SUITE BATHROOM
Two frosted UPVC double glazed windows to the front, LED mirror, spotlights, extractor fan. Low flush W.C., wash basin built into a floating storage unit with storage below and mixer tap, stand alone bath with mixer tap, separate shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen. Fully tiled throughout, brass hardware, under floor heating.

BEDROOM TWO
Opening into the dressing area, door to en suite bathroom. Two UPVC double glazed windows to the rear, central heating radiator, coving to the ceiling.

BEDROOM TWO DRESSING AREA
Opening to bedroom two, UPVC double glazed window to the rear, spotlights, coving to the ceiling.

EN SUITE BATHROOM
Extractor fan, spotlights, fully tiled, tiled flooring, chrome ladder style central heating radiator, door to the first floor landing. Low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap, separate shower cubicle with mains fed power shower, shower head attachment and glass shower screen.

BEDROOM THREE
Two UPVC double glazed windows to the front, central heating radiator, spotlights, fitted wardrobes and storage units, door to en suite shower room.

EN SUITE SHOWER ROOM
Spotlights, extractor fan, fully tiled floor and walls, brass hardware, LED mirror, brass ladder style central heating radiator. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with mains fed over head shower and shower head attachment and glass shower screen.

SECOND FLOOR LANDING
Two UPVC double glazed windows to the front and rear, two central heating radiators, spotlights. Doors to bedroom four, bedroom five and a storage cupboard housing a water tank.

BEDROOM FOUR
UPVC double glazed window to the rear, central heating radiator, spotlights, access to two storage cupboards/wardrobes. Door to the en suite bathroom.

EN SUITE BATHROOM
Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, partial tiling, extractor fan. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, panelled bath with mixer tap.

BEDROOM FIVE
UPVC double glazed window to the front and rear, spotlights, central heating radiator.

OUTSIDE
To the front of the property the garden is laid to lawn with a planted border incorporating some mature shrubs and trees, a slated area and a block paved driveway providing off road parking for several vehicles with hedge and walls surrounding. To the rear of the property there is a landscaped rear garden which incorporates; lawned areas with raised planted beds and mature shrubs throughout, a porcelain tiled paved patio area with an aluminium canopy, perfect for outdoor dining and entertaining purposes, a timber built Canadian cedar wood outdoor store/shed. There are views from the rear to the golf course and the garden itself is fully enclosed by walls and Canadian cedar wood fencing.

PLEASE NOTE
Please Note that some of the images portrayed have computer generated enhancements for display purposes.

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.

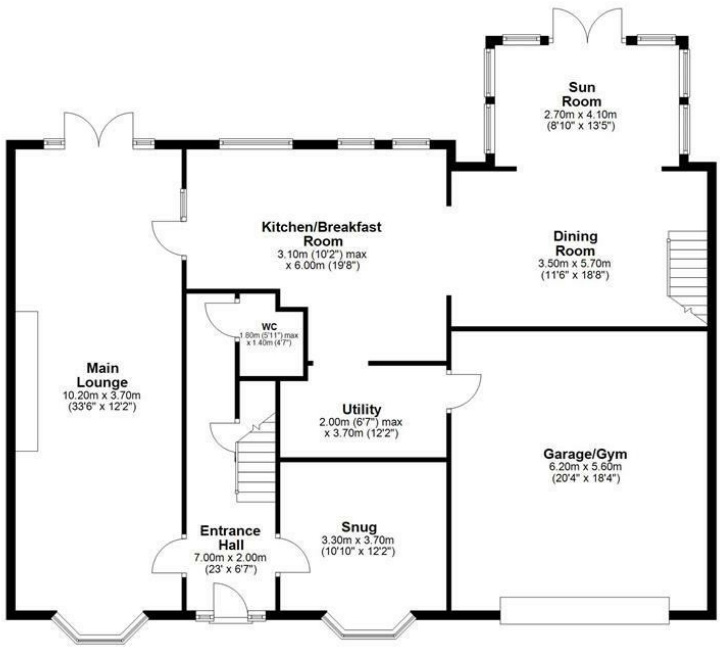
EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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

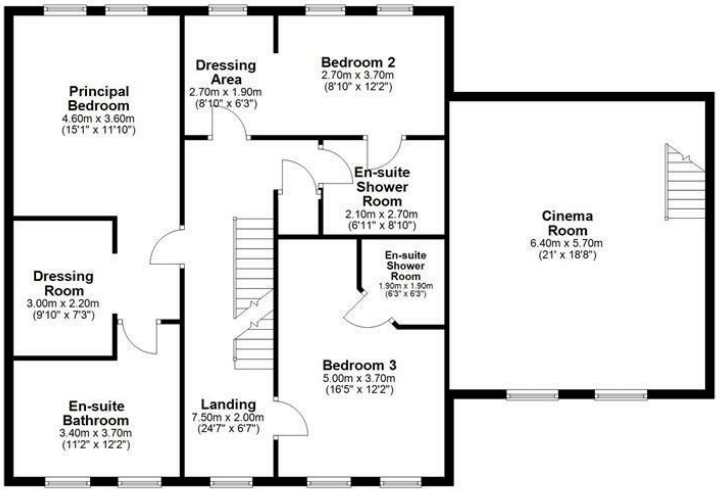




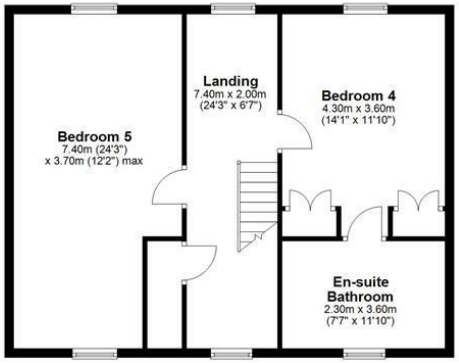
Ground Floor

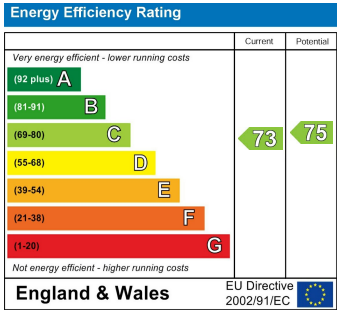


First Floor



Second Floor





OTHER INFORMATION

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 VALUATION
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.

WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR LOCAL OFFICES AT:

WAKEFIELD PONTEFRACT & CASTLEFORD OSSETT HORBURY NORMANTON

Hallmark from Richard Kendall

66 Northgate, Wakefield, West Yorkshire, WF1 3AP
Tel: 01924 291294
Email: Wakefield@richardkendall.co.uk
www.richardkendall.co.uk

