



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Woodthorpe Manor
Wakefield



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Wakefield

£1,250,000

TAKE A LOOK INSIDE THIS STUNNING DETACHED RESIDENCE MEASURING APPROX. 4000 SQFT, SITUATED IN AN ENVIABLE LOCATION WITH ACCESS TO THE M1 AND CITY TRAIN STATION MAKING IT IDEAL FOR COMMUTERS. PRESENTED TO AN IMPECCABLE STANDARD WITH UNDERFLOOR HEATING THROUGHOUT, FIVE BEDROOMS EACH HAVE ENSUITE BATHROOMS AND AN IMPRESSIVE OPEN PLAN LIVING TO THE REAR WHICH TAKES ADVANTAGE OF THE PRIVATE SOUTH FACING REAR GARDEN.

Situated in the prestigious gated development of Woodthorpe Manor and in an enviable location within Wakefield, is this stunning individually designed detached residence which is ideally located with superb access to the M1 motorway network and city train station providing superb access for commuters with a two hour link to London. Highly respected private schooling within Wakefield is also easily accessible with the cul de sac also backing onto Wakefield Golf club to fill the weekend diary. The property itself is presented to a high specification throughout with no cost spared with the finishes chosen, an internal viewing is a must in order to appreciate this home.



The entrance hall provides a grand entrance to a grand property with sweeping staircase leading to the first floor landing. Starting to the rear elevation, a showstopping open plan living area is the perfect space for every day living with multiple bi folding doors opening to the rear garden. Four distinct areas perfectly flow together with the living room, snug and formal dining room each offering their own unique feel and are situated around the stunning bespoke fitted kitchen. Presented with Walnut storage units, which is a theme continuing throughout the property, a range of integral appliances including four wifi controlled ovens, Bora hob, fridge and freezer, dishwasher and wine fridges. A hideway coffee station is available whilst a central island becomes a breakfast bar with Franke sink and Quooker tap completing this impressive space.

Lutron lighting system installed in the open plan areas.

A separate staircase from the snug accesses the gym which is situated above the garage, with a range of mirrored sliding wardrobes.

Located to the front elevation, a private sitting room allows for a quiet place to sit whilst a home office again has quality in built storage. Completing the ground floor, a beautiful cloak room features Thomas Crapper furniture and a utility room has a continuation of the quality in the kitchen with integral access to the garage

On the first floor are three of the five double bedrooms and we have to start with the primary suite. This exquisite bedroom suite wouldn't be out of place in a high end hotel, the spacious bedroom area has sliding doors to a walk in wardrobe which further flows into an ensuite bathroom which oozes sophistication. The centre piece is the travertine marble bath which has matching his and hers sinks and tiling to the walls perfectly compliment the style. There is also a step in double shower. Bedroom two is situated to the rear, again double in size with a four piece ensuite bathroom but this space is currently utilised as a home salon/treatment room opening up options for those wanting to work from home. Having a rear facing balcony. Bedroom three is again a double bedroom with ensuite bathroom facilities

Two further double bedrooms each having ensuite bathrooms are then located to the second floor accommodation.

A paved driveway to the front elevation provides parking for three vehicles easily and leads to the integral garage with electrically operated garage door.

The rear garden has a South facing aspect and is lined with mature tree and shrub borders creating a private environment, a decked area with glass surround is a perfect place to enjoy the summer months. There is a separate patio area with fenced surround with the remaining garden being laid to lawn.

WHAT3WORDS

///host.keys.disengage

TENURE

Freehold



COUNCIL TAX

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SERVICES

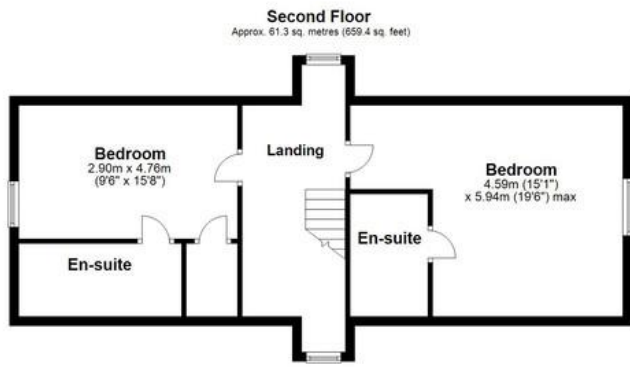
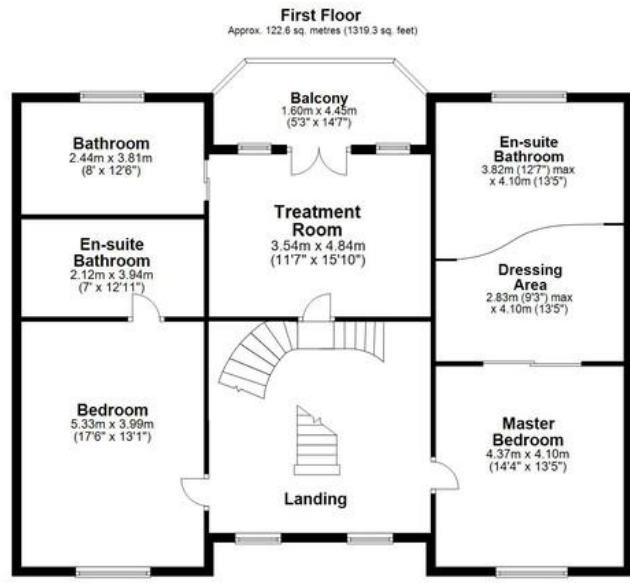
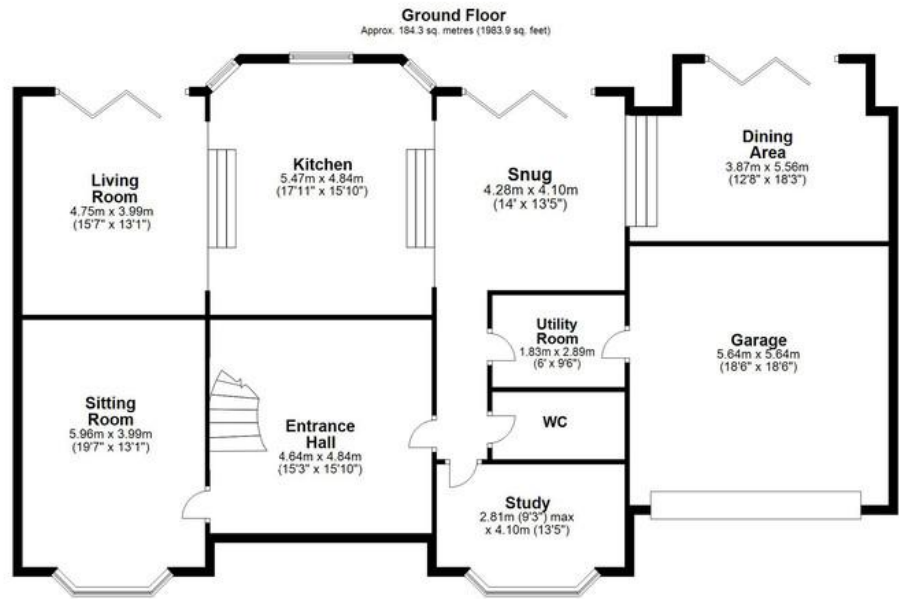
All mains services available

EPC

TBC

AGENT NOTES

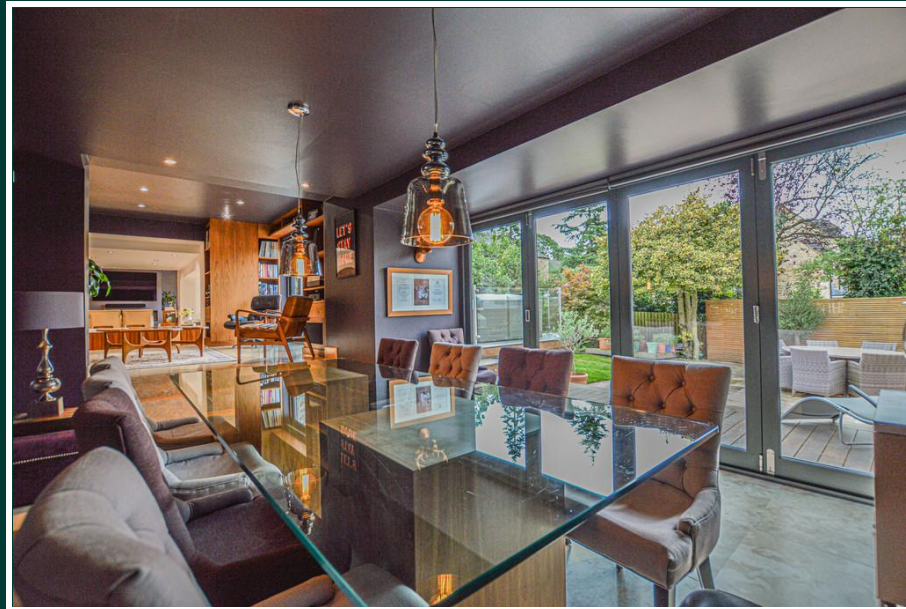
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Total area: approx. 368.1 sq. metres (3962.6 sq. feet)



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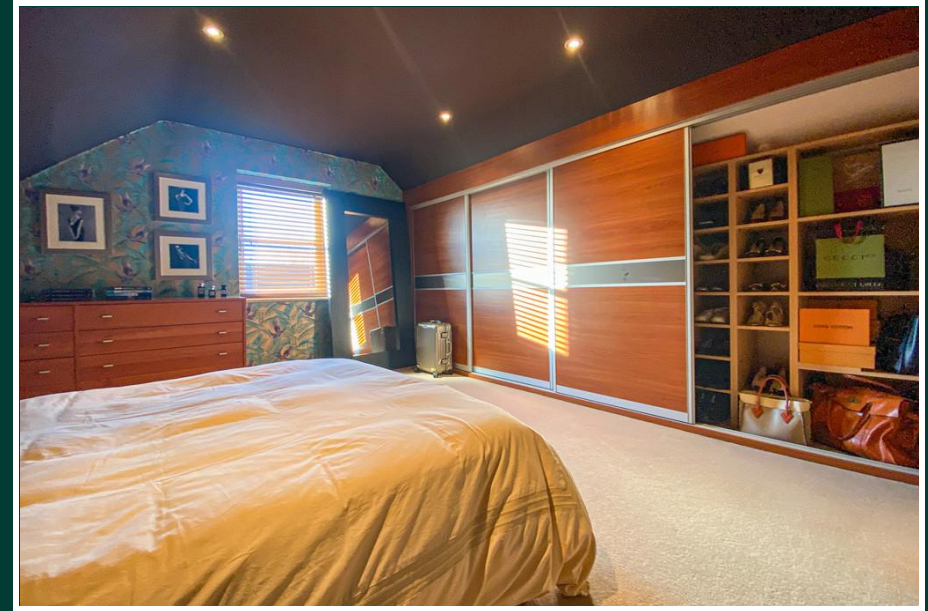


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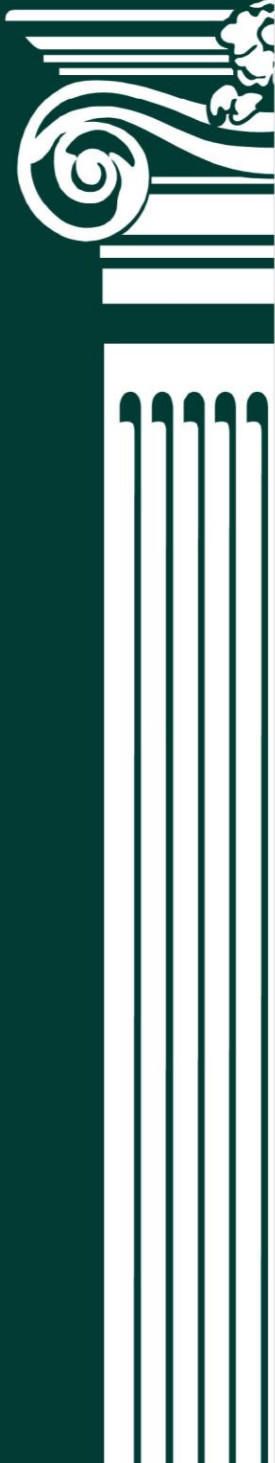


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