



20 Woodthorpe Glades
Sandal, Wakefield



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This highly efficient eco-home has been designed with ease of use and the environment in mind. With air source heating backed up with a gas fired system and both Photovoltaic and thermal solar panels, this thoughtfully designed family home has underfloor heating throughout and modern high performance double glazed windows. With a focus on low energy consumption and reduced running costs, this stunning home also integrates smart home features throughout with an integrated Anker HomeKit system. The beautifully presented accommodation is approached via a welcoming contemporary style front entrance door into the central reception hall that flows through into all the principal rooms. The main living room is situated to the front of the house with a feature media wall incorporating a wood burning stove. There is a separate cinema room in addition, whilst the family hub of this gorgeous home is created by the stunning living dining kitchen that spans the rear of the house with bi-folding doors and a lantern style roof. A large separate utility room also provides access to the downstairs w.c. as well as a secluded office that overlooks the rear garden. To the first floor the principal bedroom is of grand proportions and flows through into a luxuriously appointed en suite, which in turn flows on through to a separate dressing room. From the dressing room double doors lead out to a balcony with glazed panels for privacy and currently housing a hot tub. There are two further good size double bedrooms on this floor served by family bathroom/w.c. To the second floor there are two large en suite double bedrooms centred around a landing that features a cleverly designed kitchenette. Outside, the property is approached via a resin bonded drive that provides ample parking and leads up to a detached double garage. Pathways pass both sides of the house running to the rear where there is a lovely enclosed garden with a central lawn surrounded by stone paved patio areas with an outside kitchen and a contemporary style Koi pond that backs onto a useful workshop and plant room.

The property is situated at the head of a cul-de-sac in the highly sought after area of Sandal close to a good range of facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.





ACCOMMODATION

CENTRAL RECEPTION HALL

Modern composite front entrance door with two side screens, oak staircase to the first floor, wall mounted access point for the Anker HomeKit smart home integration, integrated display shelves and integrated Aquarium through to the kitchen. Double doors lead through to the living room. Double built in cloaks cupboard.

LIVING ROOM

Large window to the front, feature fireplace with provision for a wall mounted television and a contemporary style cast iron wood burning stove.

CINEMA ROOM

With a window to the front, feature media wall with provision for a wall mounted television, shadow line recess to the ceiling.

LIVING DINING KITCHEN

A truly stunning room forming the practical hub of this lovely family home. To the dining area there is a lantern roof with shadow line lighting as well as a six door set of bi-folding doors. The marble flooring flows through into the adjoining kitchen area that is fitted with a broad range of contemporary style units with a stunning centrepiece matching island unit. Four ring gas hob with integrated extraction system, two built in Neff ovens with warming drawers under, tall larder style fridge and matching separate freezer, integrated microwave, integrated dishwasher and integrated wine cooler. Window overlooking the rear garden.

UTILITY ROOM

Built in double fronted drying cupboard and a broad range of fitted wall and base units with Quartzstone worktop incorporating a stainless steel sink unit. Space and plumbing for washing machine and secondary dishwasher. Full height integrated drinks fridge, marble tile flooring and stable style door to the side.

CLOAKROOM

With a frosted window to the side. Fitted with a two piece modern white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin. Ladder style heated towel rail.

OFFICE

Continuation of marble flooring, built in storage cupboards and drawers. Window to the rear.

FIRST FLOOR CENTRAL LANDING

Large picture window to the front, return staircase from the ground floor to the first floor with an oak and glass balustrade.

PRINCIPAL BEDROOM

Two windows to the front, provision for a wall mounted t.v., wall mounted login point for the Anker HomeKit, panelled wall incorporating fitted drawer units.

EN SUITE/W.C.

Fitted with a stunning suite comprising freestanding bath with shower attachment, wide wet room style shower cubicle with twin head shower and glazed screen, twin vanity wash basins with drawers under and low suite w.c. with concealed cistern. Marble floor and wall tiling, illuminated mirror, extractor fan and heated towel rail.

DRESSING ROOM

With two broad ranges of mirror fronted fitted wardrobes, window to the rear and double doors leading to the balcony. Continuation of the marble flooring.

BALCONY

With glazed panels for privacy and currently housing a hot tub.





BEDROOM TWO

Two windows overlooking the rear garden, provision for a wall mounted television, full height range of fitted wardrobes.

BEDROOM THREE

Two windows to the front, provision for a wall mounted t.v. and a full height range of fitted wardrobes.

FAMILY BATHROOM/W.C.

Frosted window to the rear, marble effect wall and floor tiling, fitted with a lovely four piece suite comprising double ended bath, separate corner shower cubicle with twin head shower, vanity wash basin with drawers under, low suite w.c. with concealed cistern. Extractor fan and heated towel rail.

SECOND FLOOR CENTRAL LANDING

Velux style rooflight set into the sloping roof line to the front, a range of fitted cupboards with a stainless steel sink unit incorporating space and plumbing for a washing machine, tumble dryer and an undercounter fridge. This thoughtfully planned landing area acts as a secondary kitchenette for the top floor. Walk in cupboard housing the central heating manifold.

BEDROOM FOUR

With windows to the rear and an additional Velux style rooflight to the front. Provision for a wall mounted television and walk in storage cupboard. Fitted wardrobes with three mirror fronted sliding doors.

EN SUITE/W.C.

Velux style rooflight to the front, fitted with a good quality four piece black and white suite comprising double ended panelled bath with shower attachment. Separate corner shower cubicle with twin head shower and body jets, vanity wash basin with drawers under and low suite w.c. with concealed cistern. Extractor fan and electric shaver socket point.

BEDROOM FIVE

Large window to the rear, additional Velux style rooflight to the front, access to the eaves storage void and fitted wardrobes with three mirror fronted sliding doors.

EN SUITE/W.C.

Velux style rooflight to the front, fitted with a good quality four piece black and white suite comprising double ended panelled bath with shower attachment. Separate corner shower cubicle with twin head shower and body jets, vanity wash basin with drawers under and low suite w.c. with concealed cistern. Extractor fan and electric shaver socket point.

OUTSIDE

The property is approached via a broad resin bonded driveway that provides ample parking and turning space and leads up to a double garage. The detached garage has an automated door to the front as well as a personal door to the side and electric car charging point. Pathways lead round both sides of the house to the rear where there is a wonderful enclosed garden, perfect for family entertaining with stone paved patio seating areas, a level lawn, outside kitchen with stainless steel units incorporating a sink unit, fridge and BBQ arrangement and a contemporary style Koi pond with workshop/plant room to the rear.

COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

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

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.



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

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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

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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.

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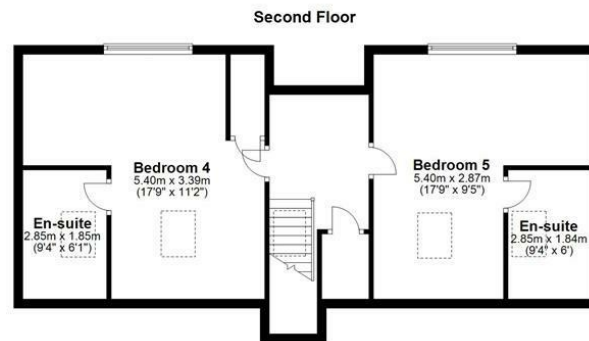
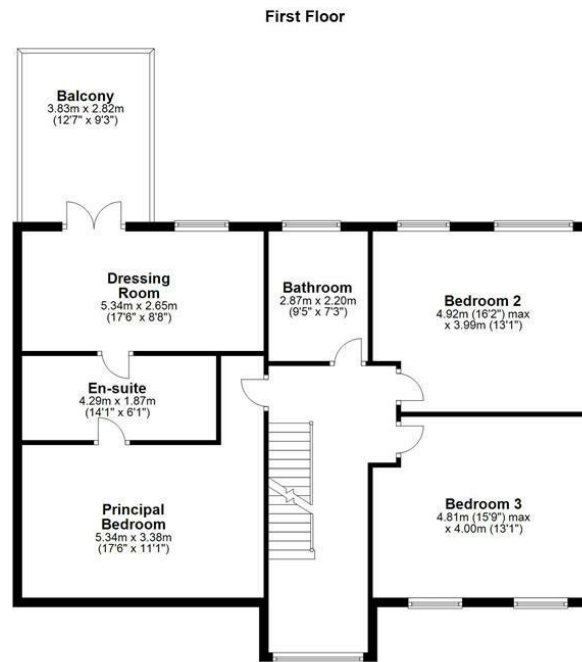
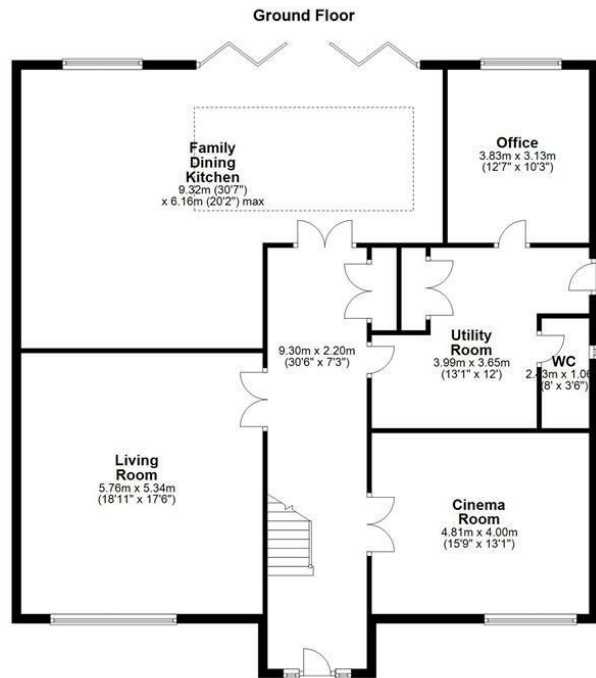


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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