



Woodlands,  
Woodland Rise, Wakefield





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2a Woodland Rise, Wakefield, WF2 9DL



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With gas fired central heating system and sealed unit double glazed windows, this beautiful old stone house has an entrance hallway to the front, which opens into a central dining hall. Off the hall there is the sitting room that takes full advantage of views over the gardens in addition to a large living room that has a wonderful characterful bay window overlooking the gardens. The kitchen is fitted to a high standard with Fisher & Paykel inbuilt appliances. Completing the ground floor accommodation is a cloakroom/shower room/w.c To the first floor a spacious central landing provides enviable circulation space. The principal bedroom is of fine proportions with windows to two sides overlooking the gardens. There are three further double bedrooms all served by a particularly well appointed family bathroom with a separate w.c. Outside, the property stands on a well proportioned plot that extends to 0.64 acres [0.26 hectares]. Automated gates open onto as broad parking/turning area, which in turn leads up to a detached garage block. The principal gardens lie to the front and side of the house and are presented in a traditional lawn and shrubbed border fashioned with a lovely old stone paved patio area ideal for outside entertaining. There is further garden area to the rear of the house with artificial lawn ideal for outside games, entertainment and BBQ area.

The property is situated in this sought after area on the fringe of Wakefield within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield, which also has the mainline railway station providing access to London and Leeds for the commuter. The property enjoys ready access to the national motorway network via Junction 40 of the M1 motorway.









## ACCOMMODATION

### ENTRANCE PORCH

A front entrance porch with a heavy wood front door and an additional window to the front, stone paved flooring and an inner door to the dining hall.

### DINING HALL

An atmospheric central room with stone paved floor, feature brick set fireplace with a dog grate housing a living flame coal effect gas fire, panelled walls and ceiling, stairs to the first floor and useful walk in cloakroom.

### INNER LOBBY

With central heating radiator and parquet flooring, double doors leading from the dining room to the main lounge.

### LIVING ROOM

A characterful bay taking full advantage of the views over the gardens. French doors to the side, double central heating radiator and a feature fireplace with ornate surround with marble insert and hearth housing a living flame coal effect gas fire.

### SPACIOUS LANDING

With window to the rear, central heating radiator, panelled walls and doors to all principal rooms.

### KITCHEN

Fitted to a stunning standard with a broad range of contemporary style units with Quartz stone worktops incorporating a ceramic Belfast style sink, a five ring Fisher and Paykel induction hob with pop up extractor fan, built in Fisher and Paykel oven and a separate combination oven microwave and warming drawer. Fisher and Paykel American style side by side fridge freezer and two drawer dishwasher, adjoining breakfast area and a further dresser style built in arrangement housing a wine fridge and drinks cooler/freezer. Windows to two sides and external door to the rear. Contemporary style vertical central heating radiator.

### SITTING ROOM

With a semi circular bay window to the front overlooking the gardens an additional window to the side. Double central heating radiator and a further feature fireplace with a marble insert and hearth housing a dog grate with a living flame coal effect gas fire.

### DOWNSTAIRS SHOWER ROOM/W.C.

Fitted with a three piece white and chrome suite comprising wide shower cubicle, vanity wash basin with cupboards under and low suite w.c. Tiled walls and floor, heated towel rail, frosted window to the rear and extractor fan.

### PRINCIPAL BEDROOM

Windows to two sides, central heating radiator, two double fronted built in wardrobes with matching dressing table. Useful additional over stair cupboard.









### BEDROOM TWO

Window overlooking the gardens to the front, built in wardrobes with matching cupboards and drawers, vanity wash basin, double central heating radiator and useful over stair cupboard.

### BEDROOM THREE

Windows to the front and side, built in wardrobes with matching cupboards, double central heating radiator and vanity wash basin.

### BEDROOM FOUR

Window to the side, double central heating radiator.

### STUDY

Window to the rear and a central heating radiator.

### FAMILY BATHROOM

Windows to the side. Finished to an enviable standard with a modern white and chrome suite comprising double ended bath with shower attachment, separate walk in shower cubicle with large glazed screen and vanity wash basin with drawers under. Tiled walls and floor, chrome ladder style heated towel rail.

### SEPARATE W.C.

With characterful deco style tiling, low suite w.c. and a window to the side.

### DETACHED GARAGE BLOCK

Divided into three rooms.

#### - LAUNDRY

Window and external door to the side, space and plumbing for a washing machine and stackable tumble dryer, wall mounted Worcester Bosch gas fired central heating boiler.

#### - STORE ROOM

External door to the side.

#### - DOUBLE GARAGE

Double remote controlled up and over doors to the front. Personal door and window to the rear.

### OUTSIDE

The property is approached via remote controlled gate opening onto a block paved driveway that leads up to the double garage block with remote controlled doors and containing a laundry room and store room. The principal gardens lie to the front of the house where there is a lovely traditional lawned garden with well established shrubs, beds and borders. Stone paved patio seating area. The block paved driveway extends round to the West hand side of the house providing ample parking/turning space. To the rear of the house, beyond the garage there is a lovely level artificial grass area ideal for outside games with a wooden summerhouse overlooking. Further gardens extend to the Eastern side of the house with stone steps that lead down to a stone seating area with a hedge archway that leads through into a further secluded lawned area with additional wooden shed storage space.

### EPC RATING

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

### 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

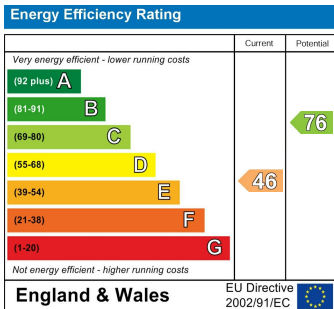
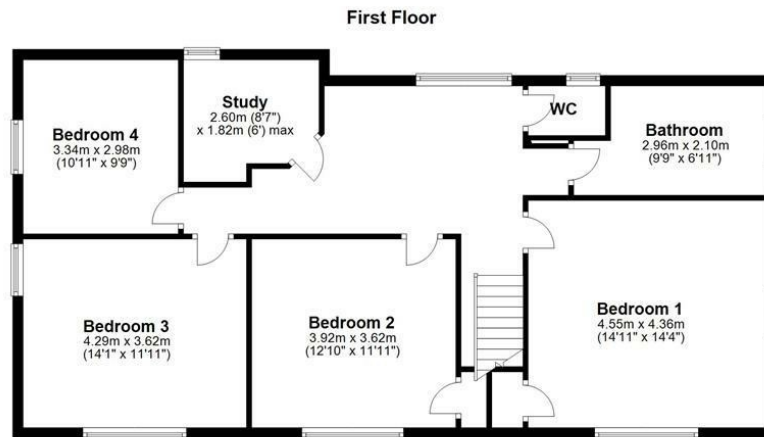
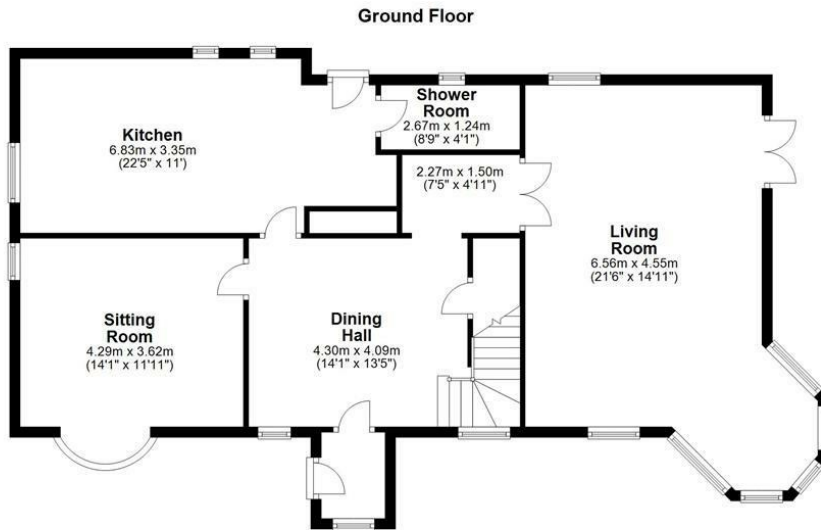
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.











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**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.

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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

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66 Northgate, Wakefield, West Yorkshire, WF1 3AP

Tel: 01924 291294

Email: [mail@richardkendall.co.uk](mailto:mail@richardkendall.co.uk)  
[www.richardkendall.co.uk](http://www.richardkendall.co.uk)