

50b Woodthorpe Lane
Sandal
Wakefield
WF2 6JJ



HODSONS



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A stylish and innovatively designed home which provides approximately 3800 sq/ft of designer driven accommodation. Offering an outstanding level of specification quietly situated in a private setting bordering Wakefield Golf Club.

Fairleigh Court is a private gated development consisting of just two individually designed homes built in stone and offering a successful combination traditional and more contemporary themes.

A central reception hall with guest cloakroom leads to a stunning family living/dining kitchen with luxury fitted cabinets and work surfaces by KC Design House - this is a perfect area for relaxing and entertaining with doors opening directly onto enclosed garden areas. There is also the comfort of a separate utility room. The ground floor layout is completed by dual aspect lounge and study. A truly outstanding return staircase leads to the first floor landing where the principal bedroom has a Juliet style balcony, a dressing area and en-suite bathroom. There are three further bedrooms (two of which also have en suite facilities). In addition there is a main family bathroom and a 20' square room with vaulted ceiling that could be used for a variety of purposes which has it's own separate external access. The property is accessed via a secure gated entrance leading in turn to the private drive with ample off road parking. This in turn leads to a spacious integral double garage.

The landscaped gardens have been mostly laid to lawn and are an excellent amenity for family buyers and those who enjoy outdoor entertaining. To the front is a large lawned garden enclosed by retaining stone walls while to the rear the gardens have pleasant views over the immediately adjacent golf course.

This is the perfect location for the busy commuter seeking easy access to unrivalled motorway network serving West and South Yorkshire with convenient access to the M1 and M62 and further afield via the East Coast mainline at Wakefield Westgate.

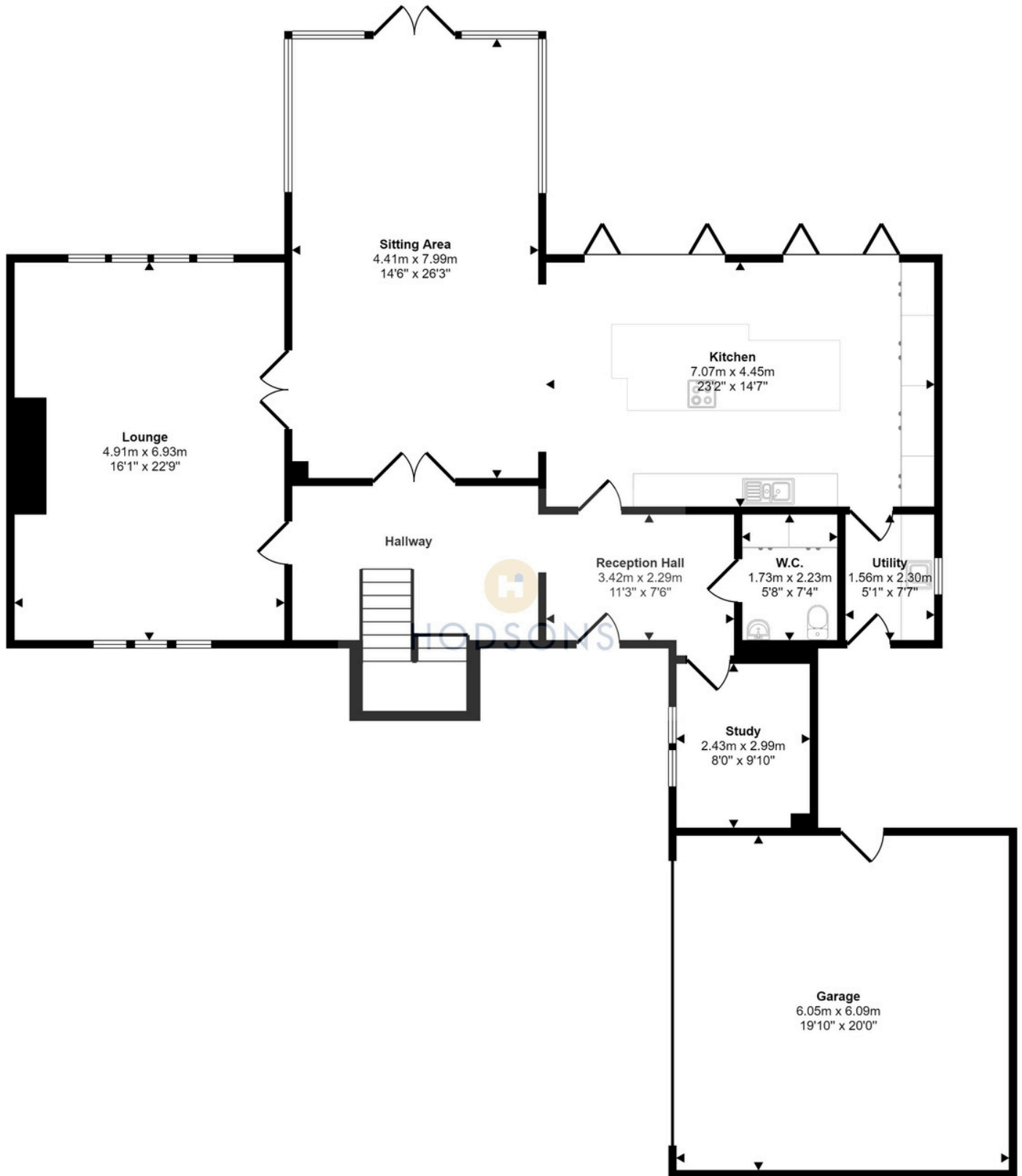






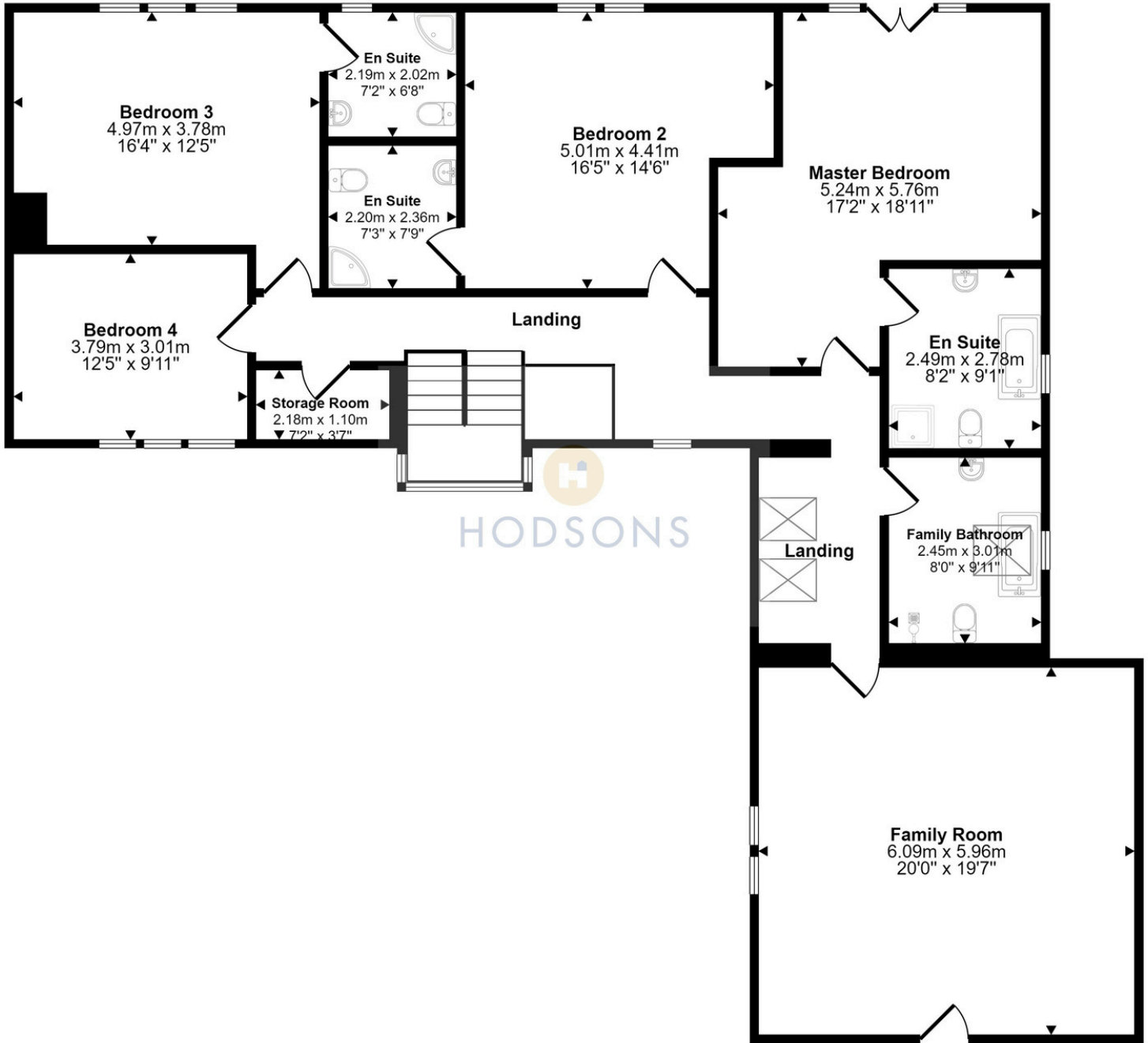






Ground Floor
 Approx 183 sq m / 1967 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 171 sq m / 1836 sq ft

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Wakefield 3 miles
Barnsley 8 miles
Leeds 17 miles



Wakefield Westgate train station 2.7 miles
M1 Junction 39 1.9 miles
Leeds Bradford Airport 17 miles



Broadband estimated speeds Standard 16 mbps
Superfast 80mbps



Services, Connected to mains water, electricity, private drainage.
Heating is via an air source heat pump. Mains gas is available at the property
although it is not connected.



Viewings - Strictly by appointment only



Wakefield Council Band to be confirmed



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Please note this property is vacant and some of the images within our marketing of this property have been enhanced by artificial intelligence to show the property furnished.