

7 Harwood Close, Sandal, Wakefield, WF2 6QY

Asking Price £475,000



Holroyd Miller have pleasure in offering for sale this substantially extended five bedroom detached family home offering flexible living accommodation over two levels together with generous and enviable garden plot to the rear backing onto the church yard. Located on this select and popular development in the popular suburb of Sandal south of Wakefield city centre. Only an internal inspection can fully reveal the extensive accommodation on offer which is well presented throughout, having both gas fire central heating, sealed unit double glazing and comprising; entrance reception hallway with feature open staircase and understairs storage, cloakroom/wc, living room with feature fire place with solid oak bi-folding doors leading through to the sun room which makes the most of the aspect over the rear garden, "L" shaped kitchen/diner with a range of shaker style oak units with integrated appliances, adjacent family room with Karndean flooring, inner hallway with open staircase with access to integral garage, gives access to the first floor, guest bedroom with adjacent study, shower room and further bedroom. First floor landing to the master bedroom with built in wardrobes and en suite shower room, house bathroom, two further double bedrooms. Outside, the property occupies a pleasant cul de sac position with driveway to the front providing ample off-street parking and leading to integral double garage. To the rear, generous mainly laid to lawn garden with feature Gazebo, stone paved patio retaining a high degree of privacy with raised flower beds. A truly enviable home located within the ever sought-after location of Sandal within easy reach of local restaurants, pubs and supermarkets. For those travelling further afield close to the local train station and access to J39/M1 for those travelling to either Leeds or Sheffield.



Entrance Reception Hallway

With open staircase with understairs storage, single panel radiator.

Cloakroom

Having low flush w/c, wash hand basin, double glazed window, single panel radiator.

Living Room 19'5" x 11'10" (5.92m x 3.6m).

With feature marble fire surround and hearth with electric fire, feature solid oak bi-folding doors gives access to the sunroom, laminate wood flooring, double glazed window.

Sunroom 12'9" x 10'2" (3.89m x 3.1m).

Being double glazed with French doors leading onto the rear garden, laminate wood flooring, single panel radiator.

"L" Shaped Kitchen/Diner 17' x 9'8" (5.18m x 2.95m). Fitted with a matching range of light oak shaker style fronted wall and base units, contrasting worktop areas, colour coordinated sink unit, monobloc tap fitment, integrated double oven with microwave, hob with extractor hood over, tiling between the worktops and wall units, single panel radiator.

Adjacent Family Room 10'7" x 9'1" (3.23m x 2.77m). With Karndean flooring, single panel radiator.



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Inner Hallway With open staircase with access to integral garage with up and over door, plumbing for automatic washing machine.

Stairs gives access to...

Guest Bedroom 10'3" x 9'1" (3.12m x 2.77m). With double glazed window, single panel radiator.

Adjacent Study Area 10'9" x 4'5" (3.28m x 1.35m). With two double glazed Velux roof lights.

Combined Shower Room Furnished with modern white suite with pedestal wash basin, low flush w/c, corner shower cubicle, tiling, double glazed Velux roof light.

Bedroom 9'7" x 7'9" (2.92m x 2.36m). With double glazed window, fully fitted "Sharps" wardrobes, central heating radiator.

To The First Floor

Separate Landing with Master Bedroom 15'9" x 10'11" (4.8m x 3.33m). With laminate wood flooring, fitted wardrobes, double glazed window, single panel radiator.

En Suite Shower Room Having pedestal wash basin, low flush w/c, shower cubicle, tiling, double glazed window.

House Bathroom Furnished with modern white suite, pedestal wash basin, low flush w/c, "P" shaped panelled bath with shower over and shower screen, tiling to the walls, chrome heated towel rail.

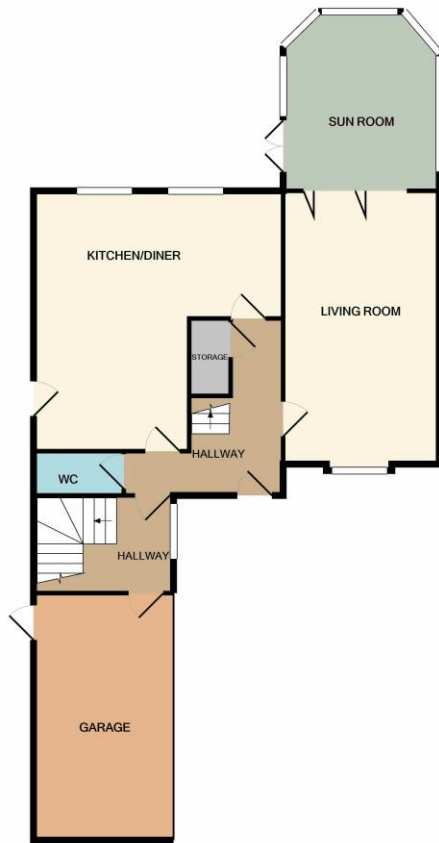
Bedroom to Rear 9'6" (2.89) x 9'5" (2.86) to wardrobe fronts. Having fitted wardrobes, overhead cupboards, double glazed window, single panel radiator.

Bedroom to Front 9'10" x 15' (3m x 4.57m). A good sized second bedroom with two double glazed windows, built in storage cupboard, laminate wood flooring, single panel radiator.



Outside The property is set well back from the cul de sac, driveway providing ample off street parking and leading to integral double garage with up and over doors measuring (5.4m x 5.38m), plumbing for automatic washing machine, power and light laid on, pathway to the side gives access to generous rear garden being mainly laid to lawn with feature raised flower beds, stone paved patio area and further patio area at the top of the garden to make the most of the sun with feature Gazebo retaining a high degree of privacy backing onto the church yard.

EPC - TBC



GROUND FLOOR
APPROX. FLOOR
AREA 994 SQ.FT.
(91.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 832 SQ.FT.
(77.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1816 SQ.FT. (168.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract