



Holroyd Miller have pleasure in offering for sale this substantially extended detached family home with stunning accommodation over three levels and located in this ever sought after and popular location of Sandal south of Wakefield city centre walking distance of the local golf club and having south facing gardens. The well-planned interior has both gas fired central heating and double glazing. It briefly comprises; entrance reception hallway with open staircase, home office, living room with feature fireplace and French doors leading onto the rear garden, formal dining/family room which opens to stunning recently refitted breakfast kitchen. It has a range of high gloss German units with a comprehensive range of built in Neff appliances with quartz worktops opening to a light and airy utility room with rear entrance with cloakroom/wc all with Velux roof lights making this a light and airy space. To the first floor two double bedrooms and single bedroom with house bathroom furnished with modern white suite with panelled bath and separate shower cubicle. To the second floor a stunning master bedroom suite with "Juliette" balcony making the most of the outstanding views, fitted wardrobes, en suite bathroom with modern white suite with panelled bath and separate shower. Outside, resin driveway to the side and front provides ample off-street parking leading to single car garage, to the rear, south facing mainly laid to lawn garden retaining a high degree of privacy with stone paved patio areas. A truly enviable home situated within walking distance of local restaurants and pubs, supermarkets and post office, for those travelling further afield close to the local train station and minutes' drive from J39/M1 for those travelling through the region making Leeds and Sheffield an easy commute.



Entrance Reception Hallway

With feature staircase with understairs storage cupboard, double panel radiator.

Living Room 11'11" x 15' (3.63m x 4.57m).

Situated to the rear of the property with double glazed French doors leading onto the rear garden, feature pine fire surround with inset and hearth with gas point for fire, double panel radiator.

Study 7'9" x 8'9" (2.36m x 2.67m).

With dual aspect double glazed window, single panel radiator.



Dining/Family Room 11'11" x 14'2" (3.63m x 4.32m). With laminate wood flooring, double glazed window overlooking the rear garden, double panel radiator and opening to...

Breakfast Kitchen 13'4" (4.06) x 7'10" (2.4) opening to 18'1" (5.51).

Being "L" shaped, recently re fitted with a range of German high gloss white fronted wall and base units, contrasting granite worktops extending to breakfast bar, under mounted sink unit with mixer tap unit, a comprehensive range of built in Neff appliances including Neff oven, microwave, induction hob with feature extractor hood, integrated dishwasher, washing machine, fridge and freezer, double glazed windows to the front, downlighting to the ceiling with Velux roof lights extending to...



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Utility Area and Rear Entrance Lobby 18'1" x 6'7" (5.5m x 2m).

With a range of high gloss units, integrated fridge freezer and dishwasher, cloakroom having wash hand basin, low flush w/c, double glazed Velux roof light, chrome heated towel rail.

Stairs lead to First Floor Landing

With feature pine balustrade, double glazed window, double panel radiator.

House Bathroom Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, panelled bath with shower attachment, separate corner shower cubicle, tiling, two double glazed windows, chrome heated towel rail.



Bedroom to Rear 11'10" x 12' (3.6m x 3.66m). With double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Rear 11'9" x 6'11" (3.58m x 2.1m). A good sized single bedroom with double glazed window, single panel radiator.

Bedroom to Rear 9'11" x 11'10" (3.02m x 3.6m). With double glazed window, single panel radiator.



Inner Landing With double glazed window, open staircase with under stairs storage cupboard giving access to the second floor.

Second Floor

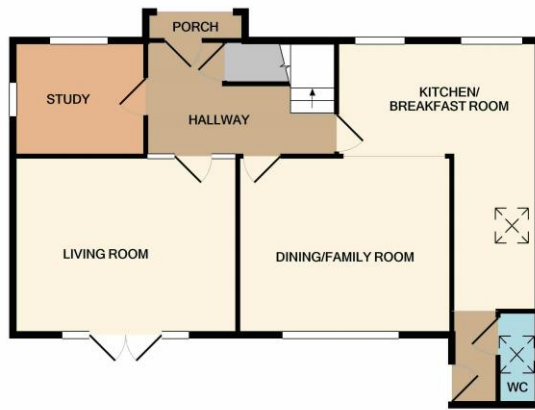
Master Bedroom Suite 21'1" x 14'10" (6.43m x 4.52m).

Having two sets of fitted wardrobes, access to eaves storage, downlighting to the ceiling, double glazed French doors and windows lead onto feature glass "Juliette" balcony, two central heating radiators, open views.

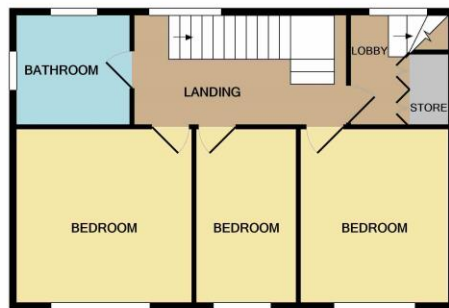
Ensuite Bathroom With modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, separate shower cubicle, tiling, double glazed Velux roof light, tiling, chrome heated towel rail.

Outside To the front, extensive resin driveway to the front provides ample off street parking and also leads to the side leading to brick built single car garage with up and over door, south facing rear garden being mainly laid to lawn with mature trees and shrubs retaining a high degree of privacy, stone paved patio area.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

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