



The Lodge, 457 Barnsley Road Sandal, Wakefield, WF2 6BN

For Sale £695,000

Holroyd Miller have pleasure in offering for sale this impressive detached family home located in the sought after location of Sandal, south of Wakefield city centre, set well back off Barnsley Road behind automated gates, providing a versatile layout, which extends to over 3,500 sq ft, presented to the highest of standards, offering: four reception rooms, five bedrooms, two located on the ground floor, three bathrooms, making this an ideal property for those wishing to live with dependent relatives. In addition to this, the property occupies a large garden plot retaining a high degree of privacy with ample parking, together with triple car garage. Located on the south side of Wakefield within walking distance of excellent pubs and eateries, together with Newmillerdam and its excellent walks and cycle paths, for those looking for the country life, yet at the same time excellent commuter links for those wishing to travel to Leeds or Sheffield by Junction 39 of the M1, together with good rail services to London and Edinburgh via Wakefield Westgate or Kirkgate train stations. Offered with No Chain. Viewing is highly recommended.

ACCOMODATION COMPRISING:

ENTRANCE RECEPTION HALLWAY

With double glazed entrance door, Amtico flooring, central heating radiator, useful under-stairs storage cupboard.

CLOAKROOM

Having wash hand basin, set-in vanity unit, low flush wc and tiling, contemporary feature radiator and LED downlighting.

LOUNGE

26' 4" x 13' 9" (8.03m x 4.21m)

Having double glazed French doors overlooking the rear garden and double glazed window make this a light and airy room with open staircase to the first floor, feature fireplace in stone with brick inset and stone hearth with log burning stove.

GAMES ROOM

10' 11" x 12' 11" (3.34m x 3.96m)

Excellent reception room with double glazed window overlooking the front garden area, Amtico flooring, central heating radiator.

STUDY

8' 5" x 12' 11" (2.59m x 3.96m)

Located off the hallway. Excellent room for those wishing to work from home, with a range of built-in units, Amtico flooring, double glazed window and radiator.

BREAKFAST KITCHEN

20' 1" x 13' 10" (6.14m x 4.23m)

A stunning room which overlooks the rear garden with under-floor heating with high gloss porcelain tiled floor, with a comprehensive range of high quality, high gloss cream units with granite worktops and centre island, extending to breakfast bar, integrated appliances include one and a half stainless steel bowl sink unit with flexi mixer tap, with waste disposal unit, Bosch integrated dishwasher, Samsung plumbed American fridge freezer, Bosch in-built double oven/grill, microwave cooker and NEFF four plate ceramic hob with glass steel chimney extractor hood over. The open plan aspect opens into the:

DINING/FAMILY ROOM

14' 5" x 13' 5" (4.41m x 4.09m) Opening to 4.51.

Again having high gloss tiled porcelain tiled floor, downlighting to the ceiling, adjacent:

UTILITY ROOM

14' 4" x 6' 5" (4.39m x 1.98m)

With double glazed window and rear entrance door leading on to the rear garden, again having high gloss porcelain tiled floor, under-floor heating. The room having one and half stainless steel sink unit with mixer tap unit, plumbing for automatic washing machine and space for tumble dryer, together with a range of high gloss cream fronted wall and base units, worktop areas and downlighting to the ceiling.

BEDROOM TO THE FRONT/CURRENTLY USED A SITTING ROOM

13' 5" x 11' 10" (4.10m x 3.62m)

With double glazed window overlooking the front, Amtico flooring, useful storage cupboard.

MASTER BEDROOM

17' 7" x 13' 5" (5.38m x 4.09m)

With double glazed windows overlooking the front garden.

EN SUITE SHOWER ROOM

Fitted with designer quality full height tiling, tiled floor with under floor heating, walk-in shower with rain dance shower head, wall hung wash hand basin and low flush wc, illuminated mirror over the basin with hand sensor, heated towel rail. Stairs leads to:

FIRST FLOOR LANDING

With airing/cylinder cupboard. The property has two separate staircases, the first providing access to large bedroom overlooking the rear garden.

BEDROOM TO REAR

15' 8" x 16' 8" (4.79m x 5.10m) To wardrobe fronts.

With a comprehensive range to built in wardrobes, providing extensive storage, double glazed window, overlooking the rear garden, downlighting to the ceiling.

HOUSE BATHROOM

Partially tiled walls and ceramic tiled floor, encased step-up sunken bath with mixer tap unit, low flush wc and wash hand basin, separate walk-in wet room being fully tiled, double glazed window and downlighting to the ceiling.

BATHROOM TWO

Further bathroom which provides access to a further two bedrooms on a Jack & Jill arrangement, with his & hers wash hand basin set in vanity unit, low flush wc, panelled bath with separate shower cubicle, double glazed velux roof lights.

BEDROOM TO REAR

18' 9" x 9' 2" (5.73m x 2.80m) narrowing 2.23.

Having built-in wardrobes, downlighting to the ceiling, double glazed window overlooking the rear garden, access to the second staircase.

BEDROOM TO FRONT

18' 7" x 7' 2" (5.67m x 2.20m) Opening to 2.74.

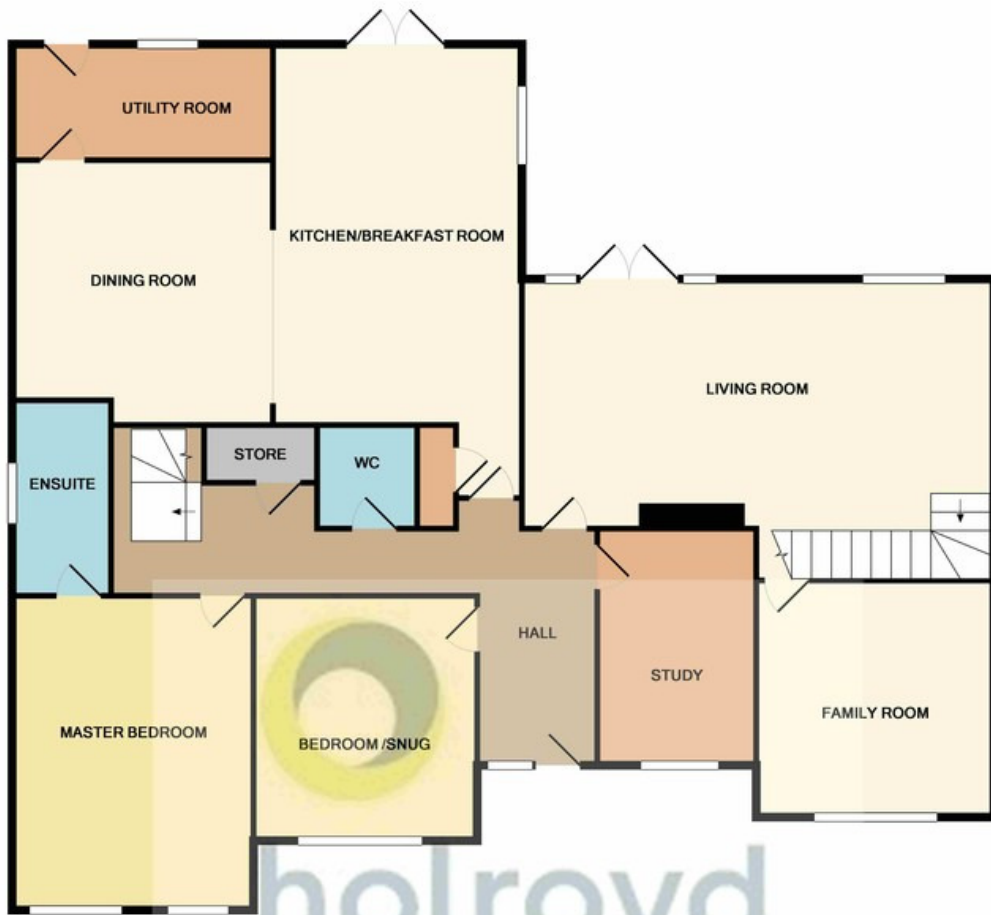
Again having built-in wardrobes, downlighting to the ceiling, double glazed window and access to the Jack & Jill bathroom and the staircase leading down to the lounge.

OUTSIDE

The property is approached off Barnsley Road via automated gates providing security via intercom system, with tarmac driveway providing ample off street parking and turning space, leading to brick built triple car garage, pathway to the side leads to enclosed rear garden, which provides extensive lawned garden areas with mature shrubs and trees, retaining a high degree of privacy with patio areas making the most of the sunny areas within the garden itself.





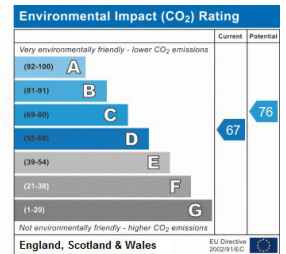
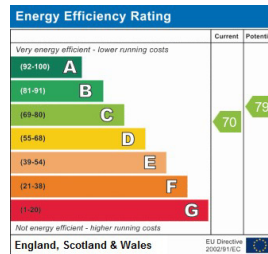


GROUND FLOOR



1ST FLOOR

holroyd
miller
Residential



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.
Made with Metropix ©2019