



9 Woolgreaves Drive

For Sale £699,950

Sandal, Wakefield, WF2 6DP

Holroyd Miller have pleasure in offering for sale this individually designed detached family home offering spacious and well-proportioned accommodation over two levels, immaculately finished to the highest of standards, offering a move with a minimum of fuss. Located in this ever popular and sought-after location of Sandal south of Wakefield city centre. Briefly comprising; impressive entrance reception hallway with feature glass and oak staircase with galleried landing, tiled floor, cloakroom, separate w.c, spacious living room with feature fire surround and hearth with living flame gas fire, family room overlooks the rear garden, study, double doors leads from the hallway into large open plan kitchen/diner with feature centre island and breakfast bar, integrated appliances, tiled floor and bi-folding doors leading onto the rear garden, separate utility room giving access to the integral double garage with automated doors. To the first floor, galleried landing with glass and oak balustrade with full height feature window makes this a light and airy space. Master bedroom suite with master bedroom, walk in wardrobe and dressing room with a range of built in fitted wardrobes, double opening doors lead through to impressive en suite bathroom with feature free standing bath with HansGrohe fittings, walk in shower, marble tiling, further three double bedrooms, two adjoining "Jack and Jill" en suite, stunning house bathroom with free standing tub style bath, wall hung wash hand basin. The property is set well back from the road with block paved driveway providing ample off street parking leading to integral garage, neat lawned garden and stone paved patio areas to the front, to the rear, further extensive lawned garden with feature decking area leading off from the kitchen, further stone paved patio, being enclosed and retaining a high degree of privacy. The property is located within walking distance of Wakefield Golf Club, Sandal Rugby Club, numerous bars and restaurants, yet for those wishing to commute close to Sandal Agbrigg station and J39/M1 for those travelling to either Leeds or Sheffield. Offered with NO CHAIN.



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IMPRESSIVE RECEPTION HALLWAY

With feature open staircase in glass and oak, tiled floor, central heating radiator, full height feature window makes this a light and airy space with downlighting to the ceiling.

SEPARATE CLOAKROOM/WC

With wall hung wash hand basin set in vanity unit, low flush w/c, tiling, double glazed window, central heating radiator.

LIVING ROOM

19' 8" x 16' 9" (6.0m x 5.11m)

A light and airy room with double glazed window to the front and side, feature fire surround and hearth with living flame effect gas fire, two wall light points, central heating radiator, coving to the ceiling.

FAMILY ROOM

13' 11" x 16' 5" (4.25m x 5.02m)

Situated to the rear of the property with downlighting to the ceiling, double glazed window, central heating radiator.

STUDY

8' 9" x 7' 8" (2.68m x 2.35m)

Overlooking the rear garden with double glazed window, central heating radiator, double doors open from the reception hallway to....

OPEN PLAN KITCHEN/DINER

15' 0" x 27' 1" (4.58m x 8.27m)

Superbly appointed with a matching range of wall and base units, contrasting worktop areas, feature centre island and breakfast bar with under mounted sink with mixer tap unit, two Bosch built in ovens and microwave, integrated dishwasher, induction hob with extractor hood over, downlighting to the ceiling, tiled floor, feature radiator, double glazed window to the front and bi-folding doors leads onto the rear garden and decking area.

UTILITY ROOM

8' 8" x 5' 5" (2.66m x 1.66m)

Fitted with a matching range of units with worktop areas, plumbing for automatic washing machine, double glazed window and rear entrance door, access door to garage.

OPEN STAIRCASE LEADS TO....

FIRST FLOOR GALLERIED LANDING

With glass and oak balustrade, full height feature window makes this a light and airy space with downlighting to the ceiling, entrance to...

DRESSING ROOM

9' 9" x 16' 7" (2.98m x 5.07m)

With a range of high quality built in wardrobes and drawers providing ample storage and giving access to the master bedroom.

MASTER BEDROOM

14' 10" x 16' 7" (4.53m x 5.07m)

With double glazed window overlooking the front garden, central heating radiator, from the dressing room, double doors leads through to...

IMPRESSIVE ENSUITE BATHROOM

With feature free standing bath, walk in shower, wall hung wash hand basin set in vanity unit, low flush w/c with Hansgrohe fittings, feature marble tiling, double glazed Velux roof light, radiator.

BEDROOM TO REAR

11' 6" x 12' 0" (3.51m x 3.67m)

With double glazed feature window, built in wardrobes, central heating radiator.

HOUSE BATHROOM

Furnished with contemporary style suite with Duravit sanitary wear with wall hung wash hand basin set in vanity unit, low flush w/c, feature free standing style tub bath, shower, tiling, downlighting to the ceiling, double glazed Velux roof light.

BEDROOM TO REAR

10' 6" x 14' 11" (3.21m x 4.57m)

With double glazed window, central heating radiator, built in wardrobes, "Jack and Jill" en suite shared with the fourth bedroom.

JACK AND JILL EN SUITE

Furnished with modern contemporary style suite with "his n hers" wash hand basin set in vanity unit, low flush w/c, large walk-in shower with rain dance shower head, tiling, chrome heated towel rail, downlighting to the ceiling.

BEDROOM TO FRONT

18' 2" x 9' 9" (5.54m x 2.99m) opening to 3.54m
With double glazed window, built in wardrobes and desk, central heating radiator with adjoining access to "Jack and Jill" en suite.

OUTSIDE

The property is set well back from the road with attractive block paved drive, double width driveway providing ample off street parking and leading to integral double garage with two automated up and over doors measuring (5.46m x 5.48m) max. with central heating boiler, power and light laid on, neat lawned garden area to the front with paved pathway and patio area retaining a high degree of privacy behind a mature Hawthorne hedge, pathway to the side leads to enclosed mainly laid to lawn garden with paved patio area and large decking area leading off from the kitchen with a range of mature trees and shrubs retaining a high degree of privacy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR
APPROX. FLOOR
AREA 1745 SQ.FT.
(162.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1470 SQ.FT.
(136.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3215 SQ.FT. (298.7 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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