

1 Kingfisher Grove, Sandal, Wakefield, WF2 6SD



Holroyd Miller have pleasure in offering for sale this extremely spacious and well proportioned detached family home occupying a prominent and generous corner plot located in this ever popular and sought after location of Sandal south of Wakefield city centre. Only an internal inspection can reveal all that is on offer which has gas fired central heating, UPVC double glazing and comprising; impressive side entrance reception hallway with galleried landing, stunning lounge with feature fire place opening to formal dining area, good sized breakfast kitchen with a range of dark oak units and integrated appliances, ground floor master bedroom, house bathroom with separate shower. To the first floor, galleried landing with storage, three good sized bedrooms all having fitted wardrobes, house bathroom. Outside, attractive block paved driveway provides ample off street parking and leads to car port, attached garage with power and light laid on with access to utility room, well stocked gardens to the front, side and rear making the most of the corner plot with two useful outhouses providing excellent storage. Located within this sort after position within walking distance of Wakefield Golf Club, local amenities including shops, restaurants, supermarkets and pubs, ideal for those wishing to travel further afield with easy access to the motorway network, local train station. Offered with NO CHAIN, Viewing Essential.

Asking Price:

£475,000



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SIDE ENTRANCE RECEPTION HALLWAY With double glazed entrance door and window, under stairs storage cupboard, feature mahogany open staircase with galleried landing, central heating radiator.

LIVING ROOM 16'9" x 13'10" (5.1m x 4.22m). With dual aspect double glazed windows, feature fire surround with marble inset and hearth with flame effect fitted gas fire, feature Lincrusta wallpaper to walls, double panel radiator with double opening doors leading from the hallway opening to...

FORMAL DINING ROOM 11'9" x 9' (3.58m x 2.74m). Again having double glazed dual aspect windows, double panel radiator.

BEDROOM TO REAR 13'8" x 15'9" (4.17m x 4.8m). With double glazed window, central heating radiator.

GROUND FLOOR BATHROOM Furnished with white suite comprising; low flush w/c, wash hand basin set in vanity unit, bidet, paneled bath with shower attachment,



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separate shower cubicle, tiling, double glazed window, chrome heated towel rail.

BREAKFAST KITCHEN 19' x 9'4" (5.8m x 2.84m). Fitted with a matching range of dark oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in double oven, hob with extractor hood over, integrated dishwasher, fridge and freezer, tiling between the worktops and wall units, tiled floor, central heating boiler, two double glazed windows, rear entrance door.

STAIRS LEAD TO...



FIRST FLOOR LANDING With galleried landing overlooking the entrance hall with balustrade, built in storage cupboard with access to further eaves storage area, airing/cylinder cupboard.

BEDROOM TO FRONT 11'10" x 14'9" (3.6m x 4.5m). Fitted with a comprehensive range of built in furniture including fitted wardrobes, overhead cupboards, bedside cabinets, two double glazed windows, dressing table and drawers, central heating radiator.

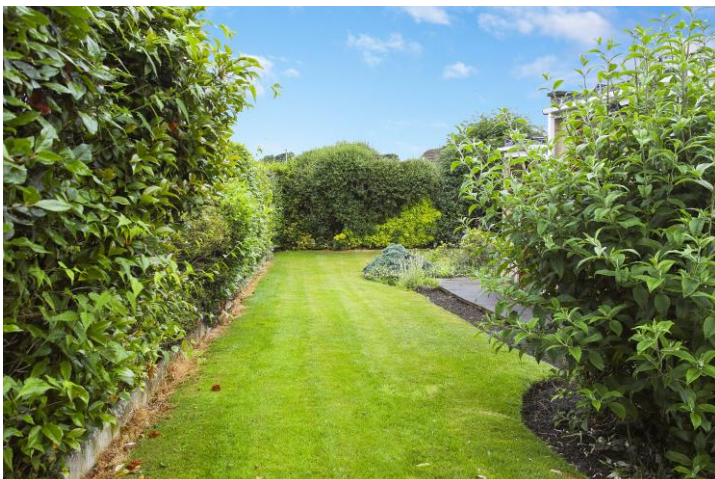
BEDROOM 6'7" (2) x 8'3" (2.51) to wardrobe fronts. Having built in wardrobes and fold down bed, double glazed window.

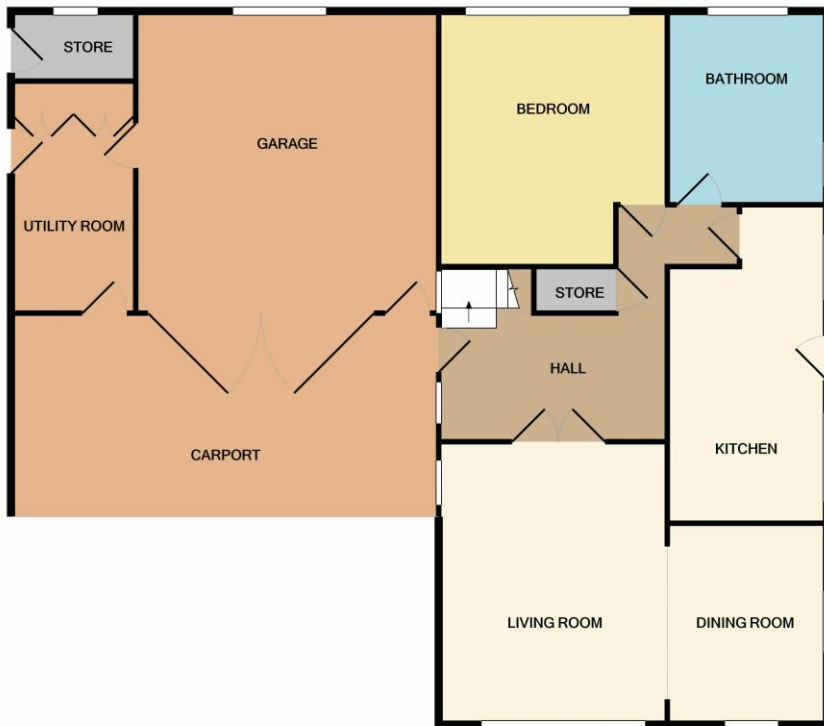


HOUSE BATHROOM Comprising; pedestal wash basin, low flush w/c, paneled bath with shower attachment, bidet, tiling, double glazed window.

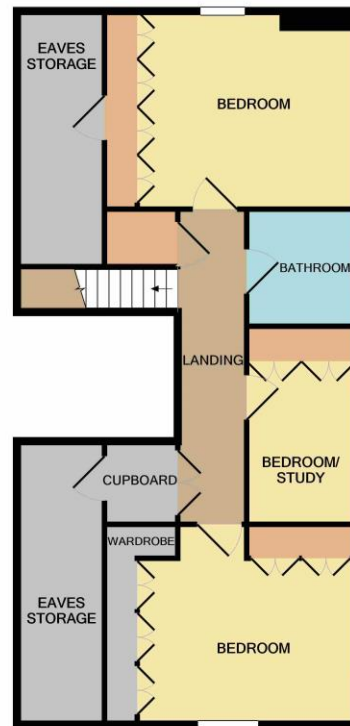
BEDROOM 11'7" x 12'9" (3.53m x 3.89m). With dual aspect double glazed windows, fitted wardrobes, drawers and dressing table.

OUTSIDE Driveway provides attractive block paved double width drive providing ample off street parking and leads to car port, attached garage (5.26m x 5.53m) with power and light laid on, being alarmed with central heating radiator, with personnel door together with double opening mahogany garage doors, access to utility room (2.30m x 3.81m) with fitted worktops, colour coordinated sink unit, plumbing for automatic washing machine, tiling, double glazed window, central heating radiator, access door to the front and the side garden with adjacent store ideal for garden tools with double glazed window, well stocked front garden with mature trees and shrubs, pathway to the side in printed concrete leads to useful brick built outside store, gateway leads to mainly laid to lawn garden again with useful garden shed, paved patio area retaining a high degree of privacy.





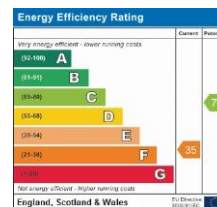
GROUND FLOOR
APPROX. FLOOR
AREA 1774 SQ.FT.
(164.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 790 SQ.FT.
(73.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2565 SQ.FT. (238.3 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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