

The Close, 385 Barnsley Road, Sandal, Wakefield, WF2 6BA



4 Bedrooms

Holroyd Miller have pleasure in offering for sale this imposing period detached house which stands on a generous plot, offering tremendous potential either as one home or possible development (open to any necessary planning consent). Located on the south side of Wakefield within the ever-popular suburb of Sandal retaining many original features and extended to provide excellent family accommodation which has gas fired central heating and briefly comprises; outer entrance porch leading to dining hall with feature open staircase, living room with feature fireplace, sitting room/snug, breakfast room, separate kitchen, cloakroom/wc. To the first floor, four good sized bedrooms, guest bedroom having access onto a balcony, two bathrooms, separate w/c. Outside, generous mainly laid to lawn gardens to the front, side and rear retaining a high degree of privacy with mature trees and shrubs, sweeping driveway leads to integrated garage. Offering tremendous potential, located conveniently for J39/M1 for those wishing to commute to either Leeds or Sheffield yet close to the local train station within Sandal itself. Offered with NO CHAIN, Viewing Essential.

Asking Price:

£850,000

EPC Rating: To be
confirmed



Outer Entrance Porch Leads to...

Dining Hall 14'11" x 17'2" (4.55m x 5.23m). With feature fire surround with tiled inset and hearth, feature open staircase with under stairs storage cupboard, leaded window, central heating radiator.

Cloakroom/WC

With wash hand basin.

Breakfast Room 13'3" x 9'3" (4.04m x 2.82m).

With storage cupboard containing central heating boiler, double panel radiator.



Kitchen 9'5" x 8'3" (2.87m x 2.51m).

Fitted with a matching range of painted oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, rear entrance door and window.

Living Room 19' (5.80) x 13'2" (4.02) plus walk in bay window.

A light and airy room with double glazed windows to two aspects, feature polished wood mantle with open grate, single and double panel radiators.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Sitting/Family Room 14'1" x 11'9" (4.3m x 3.58m).

With sliding double glazed patio doors leading onto the rear garden, double glazed window, central heating radiator.

Stairs Lead to...

First Floor Landing

With two built in storage cupboards, single panel radiator, leaded window.

Bathroom

Comprising; pedestal wash basin, panelled bath, tiling, shower cubicle, double panel radiator, separate low flush w/c,

Bedroom to Front 13'3" x 9'3" (4.04m x 2.82m).

Secondary double-glazed window, period style fire surround, double panel radiator.

Bedroom 14'11" x 9'5" (4.55m x 2.87m). Having fitted wardrobes, overhead cupboards, double panel radiator.

Master Bedroom 13'3" x 19' (4.04m x 5.8m). With dual aspect double glazed windows, built in wardrobes, double panel radiator.



Bathroom

Comprising; pedestal wash basin, low flush w/c, panelled bath, tiling, double panel radiator.

Guest Bedroom 11'11" x 14'4" (3.63m x 4.37m).

With built in fitted wardrobes, double glazed French doors leading onto balcony overlooking the rear garden, double panel radiator.



Outside The property is set well back from Barnsley Road with sweeping driveway providing ample off street parking and leading to the rear of the property to integral garage with up and over door. The property stands in generous grounds with mainly laid to lawn gardens to the front, side and rear with vegetable garden, mature trees and shrubs retain a high degree of privacy. The property offers tremendous potential for those possibly looking to develop subject to any necessary planning consent.

Tenure - Freehold

Viewing - By appointment through Holroyd Miller





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