



2 Chevet Lane, Sandal, Wakefield, WF2 6HL

Asking Price:
£995,000

Holroyd Miller have pleasure in offering for sale this imposing period detached home occupying a large garden plot together with a self-contained detached annex and garaging, ideal for the growing or extended family. Situated in this ever popular and sought-after location of Sandal south of Wakefield city centre. Only an internal inspection can fully reveal the extent of the accommodation and space on offer. Opportunities of this type very rarely come to the market, the well-planned interior, which retains many of the original features and comprise of entrance reception hallway, access to useful keeping cellar providing excellent storage, ground floor cloakroom, living room with feature fireplace and double doors leading through to the formal dining room, conservatory extension, well planned breakfast kitchen with adjacent family room with feature fireplace and feature bay window. To the first floor, master bedroom suite with walk in wardrobe and ensuite shower room, house bathroom, three further good-sized bedrooms. Outside, the property is set well back from the road and access via automated gates to driveway providing ample off-street parking and leading to detached two car tandem garage/workshop which has the potential to be converted into a home office or gym, detached double garage with self-contained annex above which briefly comprises; ground floor entrance to first floor kitchen diner, separate living room, large double bedroom, inner hallway with bathroom and utility room. To the rear, extensive mainly laid to lawn gardens retaining a high degree of privacy. The property is located south of Wakefield city centre within the popular suburb of Sandal within easy reach of local pubs and restaurants, local train station and easy access to J39/M1 for those travelling to either Leeds or Sheffield, Wakefield is only a short drive away with its excellent schools and shopping facilities. Viewing Recommended.

Entrance Reception Hallway

With feature oak panelled walls and open staircase, useful storage cupboard, access to useful keeping cellar and further storage.

Cloakroom

Having pedestal wash basin, low flush w/c.

Living Room 17'6" x 13' (5.33m x 3.96m).

A light and airy room with dual aspect windows, feature fireplace with open grate with stone hearth and timber mantle, cornicing to the ceiling, leaded windows to the side overlooking the side garden, double opening doors lead through to...

Formal Dining Room 12'2" x 6'7" (3.7m x 2m).

With polished wood floor, central heating radiator and opening to....

Conservatory 23'4" x 7'10" (7.1m x 2.4m).

Being double glazed with French doors overlooking the rear garden.

Breakfast Room 12'3" x 16' (3.73m x 4.88m).

With feature brick fireplace with oak mantle, tiled floor, downlighting to the ceiling, radiator, two windows, opening to...

Kitchen Area 9'11" x 12'9" (3.02m x 3.89m).

Fitted with a matching range of light oak fronted wall and base units, contrasting granite worktops with stainless steel sink unit, single drainer, feature Range oven with extractor hood over, open display shelving, exposed brick chimney breast, integrated oven, microwave and dishwasher, double Velux roof light, tiled to the floor, dual aspect windows, downlighting to the ceiling makes this a light and airy room, double opening doors lead through to...

Adjacent Family Room 6' 11" x 5' 4" (4.64m x 4.89m)

With feature brick fireplace with stone hearth and flame effect gas stove fire, tiled floor, feature bay window to the front and window to the side, cornicing to the ceiling, return door to the hallway.

Stairs lead to First Floor Galleried Landing

With balustrade, large built in storage cupboard, window with feature window seat.

Master Bedroom 16'1" (4.9) x 11'11" (3.63) plus bay window.

With double glazed dual aspect windows, central heating radiator.

Adjacent Dressing Room 6'11" x 5'4" (2.1m x 1.63m).

Which gives access to...

En Suite Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, double glazed window, chrome heated towel rail.

House Bathroom

Furnished with modern white suite with panelled bath with shower over and shower screen, wash hand basin set in vanity unit, low flush w/c, tiling, travertine tiling, two double glazed windows.

Bedroom to Rear 13' x 10' (3.96m x 3.05m). With double glazed window overlooking the rear garden and beyond, single panel radiator.

Bedroom to Front 13'11" x 13' (4.24m x 3.96m).

With dual aspect double glazed window, single panel radiator.

Bedroom to Front 8'11" x 9'9" (2.72m x 2.97m).

With double glazed window, single panel radiator.

Outside The property is accessed via automated wrought iron gates, shielded from Chevet Lane and providing privacy with mature trees and shrubs, driveway leads to the front and to the side and to the side providing ample off street parking for numerous vehicles with detached two car tandem garage/workshop which has the potential to be converted into a home office or gym, access to double garage with automated up and over doors (8.50m x 7.8m). Extensive rear garden offering tremendous potential with stone paved patio area leading off from the conservatory with steps down leading to the formal lawn garden with mature trees and shrubs retaining a high degree of privacy.

Ground Floor Entrance to Annex

Leads to...

First Floor Kitchen/Diner 11'8" x 15'9" (3.56m x 4.8m).

Fitted with a matching range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine.

Living Room 13'7" x 15'9" (4.14m x 4.8m). With downlighting to the ceiling, dual aspect windows make this a light and airy room with central heating radiator.

Inner Hallway

With double panel radiator, leads through to...

Utility/Storage


With plumbing for automatic washing machine, combination central heating boiler.

Shower Room

Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, shower cubicle.

Bedroom 13'6" x 12' (4.11m x 3.66m).

With double glazed window, double panel radiator.

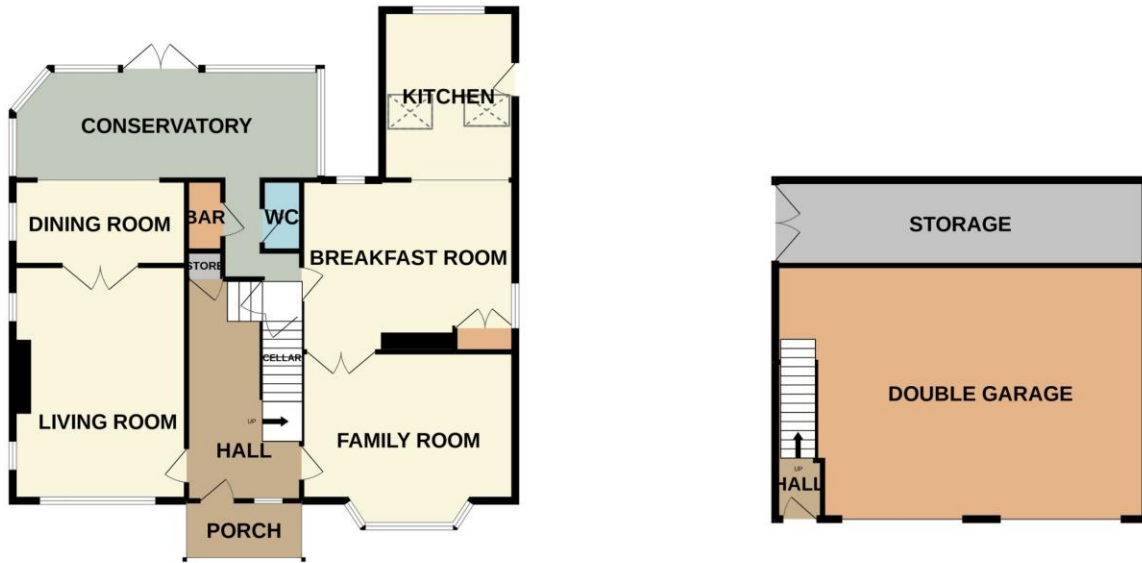
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	







GROUND FLOOR
1964 sq.ft. (182.4 sq.m.) approx.



1ST FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



TOTAL FLOOR AREA : 3581 sq.ft. (332.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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