



## 1 Fennell Court, Sandal Wakefield, WF2 6TS

Offers Around  
**£795,000**

Holroyd Miller have pleasure in offering for sale this superbly presented modern detached family home occupying a sought-after position fronting onto Carr Lane in the heart of Sandal south of Wakefield city centre. Offering spacious and well-proportioned five-bedroom, three-bathroom accommodation together with four reception rooms, large kitchen/diner. The well planned interior has both gas fired central heating, double glazing and comprises outer entrance porch leading to reception hallway with open staircase, built in storage, cloakroom/wc, living room with feature Inglenook fireplace and feature fire surround, double doors open from the hallway to the formal dining room with French doors leading onto the rear garden, family room/study, snug opens to the kitchen/diner with adjacent utility room, access to integral double garage. To the first floor, spacious galleried landing, master bedroom with large walk-in wardrobe and ensuite bathroom, four further bedrooms with guest bedroom having ensuite and built in wardrobes, fitted wardrobes to all other bedrooms, house bathroom. Outside, attractive block paved driveway provides ample off-street parking and turning space leading to double garage, mature garden to the front, pathway to the side leads to enclosed rear garden. A sought-after location within walking distance of the many eateries and pubs, restaurants and schools together with local train station and access to J39/M1 for those travelling throughout the region. Offered with No Chain. Viewing Essential.

## **Entrance Porch**

With tiled floor, double glazed entrance door.

## **Reception Hallway**

With open staircase with understairs storage, built in cloaks cupboard.

## **Cloakroom**

Having wash hand basin, low flush w/c, double glazed window, single panel radiator.

## **Living Room 19'6" x 12'9" (5.94m x 3.89m).**

With feature Inglenook style fire surround with marble inset and hearth with flame effect fitted gas fire, three double glazed windows to the front.

**Formal Dining Room 13'4" x 12'11" (4.06m x 3.94m).** With double doors leading open from the hallway, two double glazed windows and French doors overlook the rear garden.

**Home Office/Snug 10'11" x 12'10" (3.33m x 3.9m).** With double glazed windows and French doors leading onto the rear garden, single panel radiator.

## **Snug 11'2" x 8'8" (3.4m x 2.64m).**

Leading off from the kitchen, with double glazed windows and French doors leading onto the rear garden, opening to...

## **Kitchen/Diner 19'7" x 12'9" (5.97m x 3.89m).**

With feature walk-in bay window with window seat with storage underneath, kitchen area fitted with a matching range of light oak fronted wall and base units, worktop areas, colour co-ordinated sink unit, monobloc tap fitment, two ovens, hob with extractor hood over, integrated fridge and freezer, dishwasher, microwave, double glazed window, tiling between the worktops and wall units, downlighting to the ceiling.

## **Utility Room 12'10" x 5'9" (3.9m x 1.75m).**

With a range of light oak units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, double glazed rear entrance door and access door to garage.

## **Stairs lead to...**

## **First Floor Galleried Landing**

With three double glazed windows, feature balustrade, built in airing/cylinder cupboard.

## **Master Bedroom to Rear 16'2" x 10'4" (4.93m x 3.15m).**

Overlooking the rear garden with double glazed window, central heating radiator.

## **Walk-in Wardrobe 9'9" x 5'11" (2.97m x 1.8m).**

With hanging space to both sides.

## **En-Suite Bathroom**

Having wash hand basin, low flush w/c set in back to wall furniture, feature Jacuzzi bath, separate shower cubicle, tiling, double glazed window, heated towel rail.

## **Bedroom to Rear 8'8" x 9'2" (2.64m x 2.8m).**

Having built in wardrobes, double glazed window, central heating radiator.

## **Bedroom to Rear 12'5" x 9'2" (3.78m x 2.8m).**

Having fitted wardrobes, double glazed window, central heating radiator.

## **House Bathroom**

Furnished with modern white suite, comprising wash hand basin, low flush w/c set in back to wall furniture, panelled bath, separate shower cubicle, tiling, heated towel rail, double glazed window.

## **Bedroom to Front 12'9" x 12'4" (3.89m x 3.76m).**

Again having fitted wardrobes, double glazed window, central heating radiator.

## **Guest Bedroom to Front 13'5" (4.08) x 9'11" (3.01) to wardrobe fronts.**

Having fitted wardrobes, central heating radiator, double glazed window.

## **Ensuite Shower Room**

Having wash hand basin, low flush w/c, shower cubicle, tiling, double glazed window, central heating radiator.

## **Outside**

The property is located at the front of this select development fronting onto Car Lane, being set well back with mature trees and lawn areas to the front, attractive block paved driveway provides ample off street parking and turning space leading to integral double garage (5.56m x 5.58m) with automated up and over door, double glazed window, central heating boiler, paved area to the side, gives access to enclosed rear garden being mainly laid to lawn with paved patio area, mature trees and shrubs, greenhouse and garden shed.

Council Tax Band: G

Tenure: Freehold

Viewing Arrangements – By Appointment through Holroyd Miller





01924 299494



### Energy Efficiency Rating

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

GROUND FLOOR  
1611 sq.ft. (149.7 sq.m.) approx.



1ST FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2766 sq.ft. (257.0 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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