



South Drive, Wakefield

West Yorkshire, WF2 7ND

Asking Price:

£480,000

Holroyd Miller have pleasure in offering for sale this surprisingly spacious and mature detached home occupying an enviable position towards the top of a tree-lined avenue in the ever sought after location of Sandal south of Wakefield city centre. The property retains a great deal of character and charm and the well-proportioned accommodation briefly comprises entrance reception hallway with open staircase, living room with feature oak panelling and bay window with window seat, sitting/dining room to the rear with feature bay window overlooking the attractive rear garden, well-appointed separate kitchen, rear entrance with access to integral garage and utility area, spacious first floor landing leading to shower room, separate w/c, and four good sized double bedrooms. Outside, the property is set well back, with driveway providing ample off-street parking leading to integral garage. To the rear, the south facing mature, mainly laid to lawn garden includes a summer house. This rarely available property offers tremendous potential to occupy an enviable location within easy reach of local schools, amenities within Sandal itself including the castle, restaurants, pubs, train station, regular bus routes and easy access to the motorway network for those travelling throughout the region. Offered with No Chain. Viewing Essential.



Outer Entrance Porch Leads to...

Reception Hallway

With feature open staircase, double glazed window.

Cloakroom

Providing hanging space, and giving access to low flush w/c, wash hand basin, and central heating radiator.

Living Room 13'11" (4.23) x 13' (3.95) plus bay window.

With feature oak panelling, and beamed ceiling, double glazed feature bay window with window seat, central heating radiator, six wall light points.



Dining/Sitting Room 16'11" x 10'11" (5.16m x 3.33m).

With double glazed window and door overlooking the rear garden, and feature double glazed bay window.

Kitchen 10'8" x 8'4" (3.25m x 2.54m).

Fitted with a matching range of high gloss white fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob, microwave, tiling between the worktops and wall units, fitted breakfast bar, central heating boiler, two double glazed windows, central heating radiator.



Rear Entrance Lobby

With access to integral garage.

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



Stairs Lead to...

First Floor Landing

With feature-stained glass window and central heating radiator.

Bedroom to Front *14'1" x 12'1" (4.3m x 3.68m).*

Having fitted wardrobes to two recesses overhead cupboards, double glazed feature bay window, central heating radiator.

Bedroom to Rear *16'10" x 11' (5.13m x 3.35m).*

An excellent sized bedroom with dual aspect double glazed windows, central heating radiator.



Bedroom to Front *9' x 14'6" (2.74m x 4.42m).*

With double glazed window, central heating radiator.

Bedroom to Rear *9' x 11'11" (2.74m x 3.63m).*

With access to loft with double glazed window, central heating radiator.

Shower Room

With walk-in shower, pedestal wash basin, tiling, double glazed window, heated towel rail, airing/cylinder cupboard, central heating radiator.



Separate WC

With low flush w/c, double glazed window, half tiling and central heating radiator.

Outside

The property is set well back from the road with mature gardens, trees and shrubs, driveway provides ample off street parking leading to integral garage (5.4m x 4.11m) with automated up and over door, power and light laid on, and oil tank. Pathway to the side leading to a generous south facing rear garden being mainly laid to lawn with flower beds, mature shrubs and trees, retaining a high degree of privacy. Feature summer house.



Utility

Useful utility with plumbing for automatic washing machine. Please Note: The property is heated via an oil-fired central heating system.

Council Tax Band - E

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract