



Plot 2 Farringford Court,  
Barnsley Road, Sandal,  
Wakefield, WF2 6AS

Asking Price:  
£895,000

Holroyd Miller have pleasure in offering for Sale Plot 2 at Farringford Court, an impressive double fronted detached home offering accommodation up to 2,500sqft, excluding the integral double garage. The excellent specification includes underfloor heating to the ground floor, oak internal doors, stunning kitchen with a range of integrated appliances, all bathrooms fitted with Villeroy and Boch sanitary ware and Hans Grohe fittings. The integral garage has automated doors and forms part of this select gated development with block paved driveway, south facing rear garden. Briefly comprises, entrance reception hallway with open staircase, cloakroom/wc, living room with feature bay window, stunning open plan kitchen/dining room with bi-folding doors leading onto the rear garden, access to adjacent utility room providing access into the integral garage. To the first floor, five bedrooms, three bathrooms, master bedroom having walk-in dressing room. Completed with flooring and carpets. Located in this ever popular and sought after location of Sandal south of Wakefield city centre within easy reach of local schools and amenities including, restaurants, supermarkets, pubs, local train station and access to the M1, M62 motorway network for those wishing to commute throughout the region.

## External

140mm coursed natural stone walling to all elevations.  
Turfing and paving to front and rear.  
Individual Driveways to be block paved.  
Electrically operated shared driveway gates to site entrance  
Lighting to front of house.  
PVCu windows black colour with black handles  
Black Aluminium bi folding doors  
Low maintenance PVCu fascia boards and soffits - black colour  
electrically operated black sectional garage doors

## Internal Fixture and Fittings

Oak internal doors with chrome handles  
Mouldered skirting boards and architraves throughout painted white.  
Underfloor heating to ground floor only with Hive controls.  
Radiators to upper floors  
Gas central heating  
Staircase and handrails / spindles painted white.

## Kitchen & Appliances

Shaker style kitchen units with granite worktops  
Centre island unit with mixer tap  
Stainless steel 900mm wide Extractor Hood  
Integrated Fridge freezer  
Integrated Dishwasher  
Integrated Microwave  
Integrated Oven and Grill  
Integrated Induction Hob  
Quooker Boiling Tap  
Space for washer in utility room

## Bathroom & Ensuites

Luxury Villeroy and Boch sanitary ware to all bathrooms with chrome fittings  
Free Standing Bath  
White acrylic bath panel and toilet seat(s)  
Hans Grohe Thermostatically controlled showers in chrome

Electric underfloor heating to bathrooms & en-suite

## Finishes

Bathroom fully tiled to shower.  
Ensuites walls fully tiled to shower area and splash back above sink  
Floor tiles to bathrooms / ensuites  
White emulsion to all internal walls and white emulsion to ceilings  
White finish to internal woodwork

## Electrical

Double sockets throughout - except appliances  
White coloured switchgear throughout unless otherwise stated except for integrated appliances.  
Mains connected smoke alarms.  
Mains connected burglar alarm NACOSS approved or equal approved.  
T.V point to lounge and family area  
Telephone point to hallway.  
T.V point to bedrooms  
Recessed Lighting to Kitchen, Hallway, Bathrooms, Ensuites, Landing, Utility and Wardrobes  
Single pendant drop light fitting only to all rooms unless otherwise stated.  
TV aerial fitted.

Council Tax Band: TBC

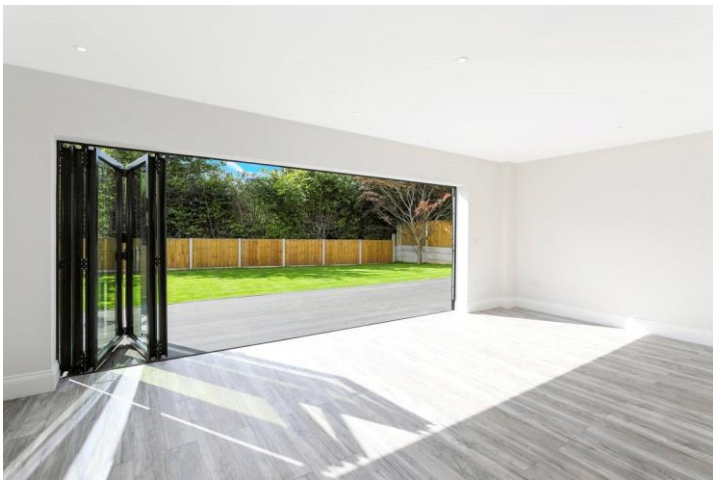
Tenure: Freehold

Viewings: To be arranged through Holroyd Miller













GROUND FLOOR  
1446 sq.ft. (134.3 sq.m.) approx.

Plot 2



1ST FLOOR  
1431 sq.ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA: 2877 sq.ft. (267.3 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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