



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. The property is Available Now.

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

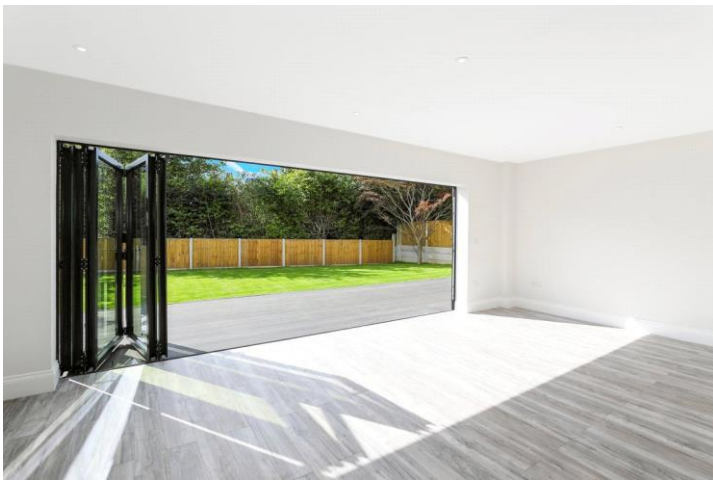
Double sockets throughout - except appliances
White coloured switchgear throughout unless otherwise stated except for integrated appliances.
Mains connected smoke alarms.
Mains connected burglar alarm NACOSS approved or equal approved.
T.V point to lounge and family area
Telephone point to hallway.
T.V 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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