



73 Chevet Lane, Sandal,  
Wakefield, WF2 6JE

Asking Price:  
£550,000

Holroyd Miller have pleasure in offering for sale this substantially extended and modernised semi-detached house occupying a sought-after location on Chevet Lane with stunning open views to the rear. Only an internal inspection can fully reveal the extent accommodation on offer which offers a move with a minimum of fuss, offering excellent family sized accommodation. Having three reception rooms, incorporating stunning open plan kitchen/diner with bi-folding doors making the most of the views, separate utility room. To the first floor, four good sized bedrooms, master bedroom with "Juliette" balcony and ensuite, guest bedroom with second ensuite, stunning house bathroom with feature free standing tub style bath, bedroom five/home office. Outside, the property is set well back from the road with gravelled driveway providing ample off-street parking, generous rear garden with paved patio area, extensive lawn garden making the most of the views. Located in this ever popular and sought after location of Sandal south of Wakefield city centre within walking distance of restaurants, pubs, local train station, easy access to J39/M1 and close to excellent schools of Wakefield. Viewing Essential.

### **Entrance Reception Hallway**

With composite double glazed entrance door, herringbone style karndean flooring, central heating radiator.

### **Family Room** 15'5" x 11'4" max (4.7m x 3.45m max).

Situated to the front of the property with double glazed window, feature media wall with television point, incorporating electric fire, central heating radiator.

### **Stunning Open Plan Kitchen/Breakfast Room** 21'10" (6.66) x 21'8" (6.60) overall.

A light and airy room situated to the rear of the property making the most of the views with feature bi-folding doors, lantern style lightwell, superbly appointed with a range of mixed grey wall and base units, contrasting quartz worktops with centre island with undermounted stainless steel sink unit with mixer tap unit, induction hob with built in extractor, two ovens, integrated fridge and freezer, dishwasher, herringbone style Karndean flooring, double glazed windows to the side, a stunning entertaining space.

### **Adjacent Utility Room** 8'4" x 5'8" (2.54m x 1.73m).

Having double glazed rear entrance door, a range of wall and base units with contrasting granite worktops, Karndean flooring, central heating boiler, plumbing for automatic washing machine, central heating radiator.

### **Inner Lobby**

With ground floor cloakroom.

### **Cloakroom/WC**

With wash hand basin, low flush w/c, double glazed window, Karndean flooring, central heating radiator.

**Dining Room** 15' x 11'5" (4.57m x 3.48m). Situated to the front of the property with herringbone style Karndean flooring, double glazed window, central heating radiator.

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

### **First Floor Landing**

With glass and oak balustrade, access to half boarded loft, central heating radiator.

### **Master Bedroom** 14'9" (4.5) x 11' (3.35) plus door well.

With feature double glazed "Juliette" balcony with French doors making the most of the views, two central heating radiators.

### **Ensuite Shower Room**

Having wash hand basin set in vanity unit, low flush w/c, corner shower with Raindance shower head, tiling, double glazed window, chrome heated towel rail.

### **Stunning House Bathroom**

With feature free standing tub style bath with mixer shower attachment, low flush w/c, wash hand basin set in vanity unit, separate shower, tiling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

### **Bedroom to Front** 11'4" x 7'7" (3.45m x 2.3m).

With double glazed window, central heating radiator.

### **Guest Bedroom to Rear** 10'6" x 9' (3.2m x 2.74m).

With double glazed window making the most of views, central heating radiator.

### **Ensuite Shower Room**

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

### **Bedroom to Front** 13'8" x 9'7" (4.17m x 2.92m).

A good sized fourth bedroom with double glazed window, central heating radiator.

### **Home Office** 10'10" (3.29) x 5'8" (1.72) less stairs bulk head.

With double glazed window, central heating radiator.

### **Outside**

The property is set well back from the road with gravelled driveway providing ample off street parking, pathway to the side leads to generous rear garden being mainly laid to lawn with open views over the fields and towards Walton, extensive paved patio area providing excellent entertaining space leading off from the kitchen.

Tenure: Freehold

Council Tax Band: D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.6 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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