



17 Stillwell Grove, Sandal

Wakefield, WF2 6RN

Asking Price:

£465,000

Holroyd Miller have pleasure in offering for sale for the first time this well-proportioned four bedroom detached family home with tandem style garage. Occupying a generous garden plot together with ample off-street parking and occupying a pleasant cul de sac position within this sought after location of Sandal south of Wakefield city centre with open aspect to the rear. Having gas fired central heating, PVCu double glazing and offering tremendous potential. The well-planned interior briefly comprises of outer entrance porch leading to reception hallway, spacious through lounge with feature fire place and French doors leading onto the rear garden, formal dining room, well equipped breakfast kitchen, ground floor combined shower room. To the first floor, spacious landing, four good sized bedrooms, three having built in wardrobes, house bathroom. Outside, the property occupies a slightly elevated position with double driveway providing ample off-street parking and leading to tandem style garage, generous rear garden being mainly laid to lawn and extending to the side with vegetable garden, useful garden shed, overlooking the school playing fields. Offered with immediate vacant possession and located within easy reach of excellent local schools, supermarket, restaurants and pubs, local train station and easy access to the motorway network for those travelling to either Leeds or Sheffield via J39/M1, close to the eastern relief road. An internal inspection is essential.



Outer Entrance Porch

Leads to...

Reception Hallway

With double glazed entrance door and windows, open staircase with understairs storage cupboard.

Ground Floor Combined Shower Room

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

Through Lounge *19'11" x 11'11" (6.07m x 3.63m).*

Having feature oak fire surround with marble inset and hearth with flame effect fitted gas fire, double glazed window to the front, French doors leading onto the rear garden, two central heating radiators.

Formal Dining Room *11'4" x 10'6" (3.45m x 3.2m).*

Situated to the front of the property with double glazed window, double panel radiator.

Breakfast Kitchen *11'10" x 10'5" (3.6m x 3.18m).*

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, sink unit and drainer with mixer tap unit, double oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, double glazed window, rear entrance door.



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



Stairs lead to...

First Floor Landing

With airing/cylinder cupboard, pine spindle balustrade, double glazed window, single panel radiator.

Bedroom to Rear 9'10" (3) x 9'10" (3) to wardrobe fronts plus doorwell.

With built in wardrobes, double glazed window with open aspect, central heating radiator.

Bedroom to Rear 11'8" x 8'11" (3.56m x 2.72m).

Having fitted wardrobes and drawers, double glazed window, single panel radiator.

Bedroom to Front 10'5" x 10'10" (3.18m x 3.3m).

A good-sized bedroom with double glazed window, single panel radiator.



House Bathroom

Furnished with cream coloured suite comprising wash hand basin, low flush w/c set in back to wall furniture, panelled bath with shower attachment, double glazed window, tiling, chrome heated towel rail.

Bedroom to Front 11'11" (3.63) x 8' (2.45) to wardrobe fronts.

Having a comprehensive range of built in wardrobes, dressing table and drawers, double glazed window, single panel radiator.



Outside

The property has open plan lawn garden to the front with double width driveway providing ample off street parking, pathway leading to the front door, further parking to the side and rear of the garage, ideal for those with a motor home or caravan, tandem garage (7.41m x 2.52m) with windows, up and over door, plumbing for automatic washing machine and central heating boiler, rear entrance door and window. To the rear, extensive large mainly laid out lawn garden backing onto the playing fields with further garden area to the side extending to the vegetable garden and useful garden shed all being enclosed.



Council Tax Band - E

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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