



20 Woolgreaves Drive,  
Sandal, Wakefield, WF2 6DP

Asking Price:  
£350,000

Holroyd Miller have pleasure in offering for sale this substantially extended semi detached house offering three good sized bedrooms and located in this ever popular and sought after position. Having gas fire central heating, PVCu double glazing and offering excellent accommodation for the young family and comprises entrance reception hallway with open staircase, understairs storage, former garage now offering excellent family room with built in storage or home office, living room, stunning open plan kitchen/diner with a range of high gloss cream fronted wall and base units, centre island, built in appliances, opening to sun room with Velux roof lights and patio doors leading onto the rear garden, separate utility room and ground floor cloakroom/wc. To the first floor, three good size bedrooms, master bedroom having fitted wardrobes, house bathroom furnished with modern white suite with shower over bath. Outside, attractive block paved driveway provides ample off street parking, to the rear, mainly laid to lawn garden with decked patio being enclosed. Located within this popular and sought after location south of Wakefield city centre within easy reach of local amenities including supermarket, restaurants, train station and access to the motorway network.

### Entrance Reception Hallway

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

### Family Room/Home Office 8'5" (2.57) x 11'6" (3.51) to cupboard fronts.

Having a full width range of fitted built in storage cupboards, double glazed Velux roof light and double-glazed window to the front, feature radiator.

### Living Room 13'4" x 10'11" (4.06m x 3.33m).

With double glazed window, central heating radiator.

### Open Plan Kitchen Diner 22'10" x 13'1" (6.96m x 4m).

Fitted with a matching range of cream gloss fronted wall and base units, worktops areas, centre island with breakfast bar, built in double oven, hob with extractor hood over, integrated dishwasher, fridge and freezer, feature radiator, double glazed window, tiling between the worktops and wall units, opening to...

### Sunroom 8'2" x 9'6" (2.5m x 2.9m).

An excellent second reception room with double glazed Velux roof light and full height double glazed window, patio doors lead onto the rear garden.

### Utility Room 10'3" (3.13) x 7'3" (2.21) narrowing to 4'2" (1.28).

With a range of wall and base units, fitted worktop areas, plumbing for automatic washing machine, double glazed window, single panel radiator, rear entrance door.

### Cloakroom

Having wash hand basin, low flush w/c set in back to wall furniture and storage.

### Stairs lead to...

### First Floor Landing

With double glazed window.

### House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, double glazed window, storage cupboard containing central heating boiler, chrome heated towel rail.

### Bedroom to Rear 13'3" (4.03) x 8'6" (2.60) to wardrobe fronts.

Having full length fitted wardrobes, double glazed window, single panel radiator.

### Bedroom to Front 12'11" x 10'6" (3.94m x 3.2m).

With double glazed window, single panel radiator.

### Bedroom to Side 11'1" x 7'4" max (3.38m x 2.24m max).

Having built in storage cupboard over staircase with double glazed window, single panel radiator.

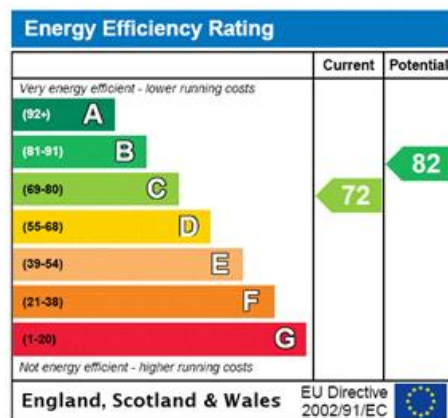
### Outside

Attractive block paved driveway and turning area provides off street parking, flowering borders with mature trees and shrubs, to the rear, enclosed mainly laid to lawn garden with decked patio area.

Council Tax Band: C

Tenure: Freehold

Viewings: By appointment through Holroyd Miller









GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.6 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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