



13 The Spinney, Wakefield,  
West Yorkshire, WF2 6JN

Asking Price:  
£350,000

Holroyd Miller have pleasure in offering for sale this superbly presented substantially extended dormer style semi-detached house occupying a pleasant and sought after position in the heart of Sandal within walking distance of Wakefield Golf Club, local amenities including pubs, restaurants, supermarkets, schools, local train station and access to J39/M1. The well-planned interior briefly comprises entrance reception hallway with open staircase, cloakroom/wc, living room with feature bay window and fire place, double doors lead through to family room opening to dining area and stunning well-appointed kitchen with a range of shaker style units with contrasting granite worktops, integrated appliances, adjacent utility room. To the first floor, four good size bedrooms, master bedroom having fitted wardrobes, ensuite bathroom with free standing bath, combined shower room furnished with modern white suite. Outside, the property is set well back from the road with driveway providing off street parking and turning space, to the rear, generous garden with mainly laid to lawn garden, decking area, being enclosed. A truly stunning family home offered with No Chain, Viewing Essential.

### Entrance Reception Hallway

With double glazed window and entrance door, light oak flooring.

### Cloakroom

With wash hand basin set in vanity unit, low flush w/c, access to understairs storage.

**Living Room** 15' x 14'1" (4.57m x 4.3m). Having feature double glazed bay window, feature fire surround with flame effect fitted gas fire, double doors opening through to...

**Family/Sitting Room** 10'7" x 8'8" (3.23m x 2.64m).

With double glazed window overlooking the rear garden, central heating radiator, opening to...

**Formal Dining Area** 13'6" x 9'8" (4.11m x 2.95m).

With double glazed French doors leading onto the rear garden, laminate wood flooring, opening to...

**Breakfast Kitchen** 14'11" x 7'2" (4.55m x 2.18m).

Superbly appointed with a range of shaker style fronted wall and base units, contrasting granite worktops, undermounted stainless steel sink unit with mixer tap unit, built in oven and hob with extractor hood over, integrated fridge and freezer, downlighting to the ceiling, double glazed window, breakfast bar.

**Utility Room** 5'3" x 6'5" (1.6m x 1.96m).

With central heating boiler, fitted worktops, stainless steel sink unit, single drainer, plumbing for automatic washing machine, built in storage cupboard, double glazed stable style rear entrance door.

### Stairs lead to...

### First Floor Landing

With access to boarded loft with loft ladder, built in storage.

**Combined Shower Room** Furnished with modern white suite comprising wash hand basin, low flush w/c, shower cubicle, tiled, two double glazed windows, chrome heated towel rail.

**Bedroom to Front** 9'4" x 10'7" (2.84m x 3.23m).

With laminate wood flooring, double glazed window, central heating radiator.

**Bedroom to Rear** 12'4" x 10'7" (3.76m x 3.23m).

With double glazed window, central heating radiator.

**Bedroom to Rear** 8'9" x 9'9" (2.67m x 2.97m).

With laminate wood flooring, double glazed window, central heating radiator.

**Master Bedroom** 13'1" (4.00) to wardrobe fronts x 10'1" (3.07).

Having fitted wardrobes, double glazed window, central heating radiator.

### Ensuite Shower Room

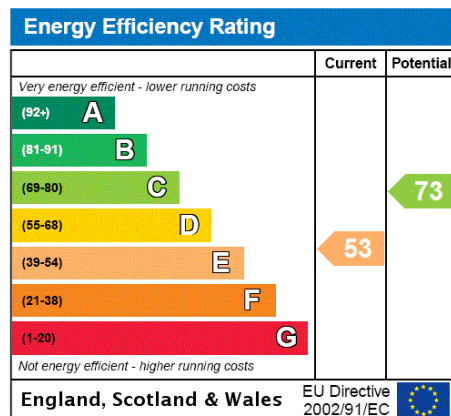
Furnished with modern white suite with feature free standing bath, wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, double glazed window, chrome heated towel rail.

### Outside

Part printed concrete driveway and part block paved provides ample off-street parking, leads to former garage which now provides storage, pathway to the side leads to generous rear garden being mainly laid to lawn with decking area leading off from the dining room, being Westerly facing.

Council Tax Band: D

Tenure: Freehold











GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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