



3 Howcroft Court, Sandal, Wakefield, WF2 6TP

Asking Price:
£750,000

Holroyd Miller have pleasure in offering for sale this substantially extended detached family home which offers stunning accommodation offering a move with a minimum of fuss. Occupying a cul de sac position on this ever popular and sought after development in the sought after location of Sandal south of Wakefield city centre within easy reach of local amenities, bars and restaurants, local train station and easy access to the motorway network. The well planned interior briefly comprises entrance reception hallway with ground floor cloakroom/shower room, home office, living room with feature fireplace and French doors leading through to conservatory, stunning open plan breakfast kitchen, opening to dining/seating area, adjacent family room with French doors leading onto the rear garden, adjacent separate utility room with access to double garage. To the first floor, generous master bedroom suite comprehensively fitted with a range of bedroom furniture, dressing area and ensuite wet room, three further bedrooms with guest bedroom having ensuite shower room, house bathroom. Outside, driveway provides ample off street parking and leads to integral double garage. To the rear, enclosed level garden area being mainly laid to lawn retaining a high degree of privacy and offering excellent entertaining space. Only an internal inspection can fully reveal the well proportioned accommodation and offered with No Chain.

Entrance Reception Hallway

With composite double glazed entrance door, double glazed window, high gloss tiled floor, double panel radiator.

Ground Floor Cloakroom/Shower Room Superbly appointed with a range of contemporary style suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, feature display recess, chrome heated towel rail, double glazed window.

Home Office *9' x 5'7" (2.74m x 1.7m).*

With feature double glazed bay window, oak flooring, double panel radiator

Living Room *15'1" x 14'6" (4.6m x 4.42m).* Situated to the rear of the property with feature fire surround with marble inset and hearth with flame effect fitted gas fire, two wall light points, double glazed window and French doors lead through to conservatory, double panel radiator.

Conservatory *11'3" x 11'5" (3.43m x 3.48m).* With oak flooring, being double glazed and French doors leading onto the rear garden.

Stunning Open Plan Kitchen/Dining/Family Room

Family Area *7'5" x 8'11" (2.26m x 2.72m).* Overlooking the rear garden with high gloss tiled floor, downlighting to the ceiling, double glazed windows and French doors, opening to...

Breakfast Kitchen *17'6" x 19'3" (5.33m x 5.87m).* Superbly appointed with a matching range of contemporary style white high gloss fronted wall and base units, contrasting granite worktops and centre island with breakfast bar, a comprehensive range of built in appliances including two ovens, microwave, dishwasher, wine cooler, stainless steel sink unit with mixer tap unit, Velux roof lights makes this a light airy room with high gloss tiled floor, three double glazed windows, opening to...

Breakfast/Dining Area *8'11" x 14'5" (2.72m x 4.4m).* With fitted seating area, high gloss tiled floor with underfloor heating.

Utility Room *14'4" (4.38) x 7'5" (2.27) narrowing to 4'10" (1.48).*

Fitted with a matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine and space for dryer, double glazed window and rear entrance door, access door to integral double garage.

Stairs lead to...

First Floor Landing

With useful storage cupboard.

Master Bedroom Suite *23'10" (7.26) x 12'5" (3.78) opening to 15'11" (4.85).*

Having a comprehensive range of built in bedroom furniture including extensive wardrobes with hanging space and drawers, dressing table, downlighting to the ceiling, underfloor heating.

Ensuite Wet Room

With contemporary style suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower with Raindance shower head, fully tiled with chrome heated towel rail, double glazed window.

Bedroom to Rear *11'7" (3.54) x 7'10" (2.40) opening to 10'6" (3.19).*

Having fitted wardrobes and overhead cupboards, dressing table, double glazed window, single panel radiator.

House Bathroom

Furnished with contemporary style suite with wash hand basin, low flush w/c set in back to wall furniture, panelled bath with Villeroy and Boch suite, fully tiled with downlighting to the ceiling, chrome heated towel rail, double glazed window.

Bedroom to Rear *8'11" x 11'11" max (2.72m x 3.63m max).*

With double glazed window, single panel radiator.

Guest Bedroom to Front *12' (3.67) x 10'2" (3.11) plus walk in bay window.*

With double glazed bay window, fitted wardrobes, downlighting to the ceiling, double panel radiator.

Ensuite Shower Room

Furnished with modern suite with wash hand basin set in vanity unit, low flush w/c, vanity mirror, large shower, chrome heated towel rail, double glazed window.

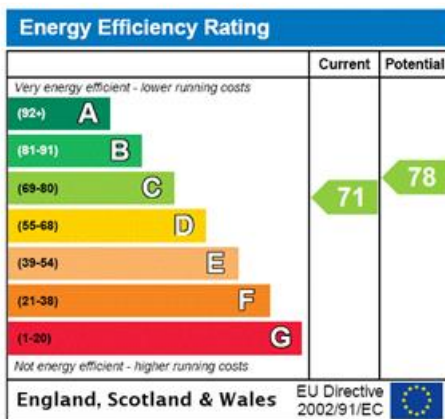
Outside

Driveway provides ample off street parking leading to integral double garage (5.14m x 5.14m) containing central heating boiler, automated door, double glazed window, power and light laid on, Indian stone pathway to the side, leads to the rear garden with Indian stone patio, mainly laid to lawn garden, mature trees and shrubs retaining a high degree of privacy.

Council Tax Band: F

Tenure: Freehold

Viewings: To be arranged through Holroyd Miller









GROUND FLOOR

1ST FLOOR



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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