



16a Carr Lane, Sandal,
Wakefield, WF2 6HJ

Asking Price:
£475,000

Holroyd Miller have pleasure in offering for sale this spacious well-proportioned detached true bungalow occupying a pleasant back water position off Carr Lane in the sought after location of Sandal within walking distance of local amenities including shops supermarkets, restaurants and pubs, local train station and easy access to the motorway network. The well-planned interior which has gas fired central heating, double glazing and offers unique individually designed well planned accommodation. Ideal for those looking to downsize with outside veranda leading to reception hallway with built in storage cupboards, spacious living room with feature fireplace and sliding double glazed patio doors leading through to substantial conservatory, formal dining room opens through to breakfast kitchen, house bathroom with adjacent cloaks cupboards, two double bedrooms both having built in wardrobes, master bedroom having ensuite shower room. Outside, the property has its own driveway which provides ample off-street parking and leads to full length detached garage. To the rear, enclosed mainly laid to lawn garden. A pleasant and convenient position. Offered with No Chain.

Outer Veranda

With tiled floor.

Reception Hallway

Having built in fitted cupboards and overhead storage, double panel radiator.

Through Lounge 22'11" x 15' (6.99m x 4.57m).

With feature Adam style fire surround with marble inset and hearth, electric fire, cornicing to the ceiling, double glazed window to the front, sliding double glazed patio doors lead through to the conservatory, double panel radiator.

Conservatory 21'4" x 8'8" (6.5m x 2.64m).

Being double glazed with tiled floor, double panel radiator and French doors leading onto the rear garden.

Formal Dining Room 13'3" x 10' (4.04m x 3.05m).

With two double glazed windows, double panel radiator and rear entrance door leading through to the conservatory.

Kitchen 13'10" x 9'10" (4.22m x 3m).

Fitted with a matching range of light oak shaker style fronted wall and base units, stainless steel "T" handles, double oven and hob with extractor hood over, fitted fridge and freezer, central heating boiler, tiling between the worktops and wall units, double stainless steel sink unit, single drainer, built in carousel units, integrated dishwasher, and washing machine, double glazed window, rear entrance door.

House Bathroom

Comprising wash hand basin set in vanity unit, low flush w/c, panelled bath with shower attachment, separate shower cubicle, tiling, double panel radiator, double glazed window.

Master Bedroom to Rear 13'11" x 14'9" (4.24m x 4.5m).

Having a comprehensive range of fitted wardrobes, cupboards and drawers, double glazed window overlooking the rear garden, central heating radiator.

En-suite Shower Room

Furnished with a modern white suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, tiling, double-glazed window, double panel radiator.

Bedroom to Front 14'1" x 14'10" (4.3m x 4.52m).

Having fitted wardrobes, double glazed window, double panel radiator.

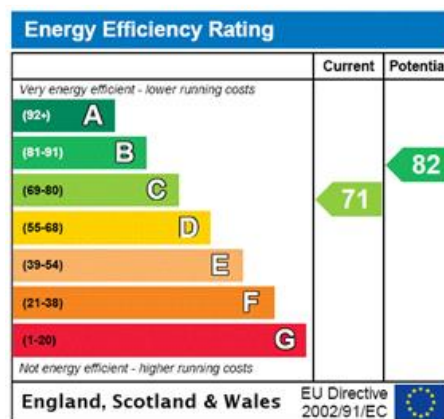
Outside

The property is set well back from the road, driveway providing ample turning space to the front and leading to a full-length detached garage with automated door and personnel door, feature covered veranda with tiled floor to the front of the property, mature trees and shrubs. To the rear, extensive lawn garden, paved patio area, mature trees and shrubs and Summerhouse.

Council Tax Band: F

Tenure: Freehold

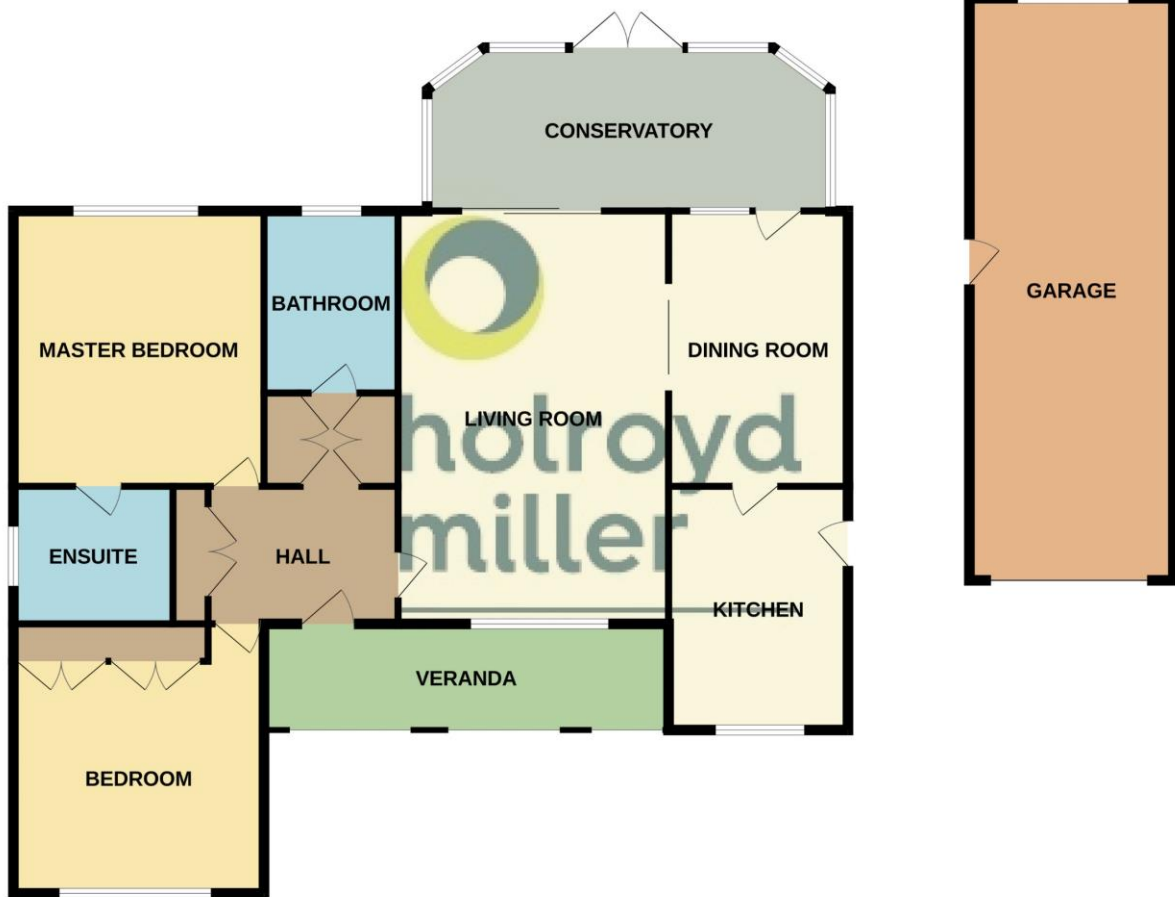
Viewings: To be arranged through Holroyd Miller







GROUND FLOOR
1891 sq.ft. (175.7 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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