



22 Lime Crescent, Sandal,
Wakefield, WF2 6RY

Asking Price:
£559,950

Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned detached family home which has been substantially extended to the rear to provide excellent family accommodation with stunning open aspect to the rear. Located within this sought after and convenient position of Sandal, south of Wakefield city centre, yet within easy reach of local schools, restaurants and amenities including local train station and access to the motorway network via Junction 39 of M1 ideal for those travelling to either Leeds or Sheffield. Only an internal inspection can fully reveal the well planned interior which has both gas fired central heating, PVCu double glazing. Comprising; entrance reception hallway with open staircase, cloakroom/w.c, family room with feature Adam style fire surround, through living room a light and airy room, again with feature fireplace. open views to the rear, formal dining room, good sized breakfast kitchen with a range of high gloss white units and centre island breakfast bar, adjacent utility room. To the first floor, four double bedrooms all having fitted wardrobes, rear bedroom having adjacent dressing room or office, house bathroom with separate shower. Outside, the property is set well back from the road with gardens to the front, driveway providing ample off street parking and leading to detached double garage. To the rear, well-kept gardens making the most of the views over the adjacent fields. Well stocked flower borders and adjacent vegetable garden. A truly enviable family home which must be viewed.

Outer Entrance Porch

Leads to..

Entrance Reception Hallway

With entrance door, open staircase with understairs storage cupboard, single panel radiator.

Cloakroom

Having wash hand basin, low flush wc. tiling, double glazed window,

Family Room 14'10" x 11'3" (4.52m x 3.43m). With double glazed window to the front, feature Adam style fire surround with marble inset and hearth with flame effect fitted gas fire, coving to the ceiling, double panel radiator.

Through Living Room 23'11" x 13'9" (7.3m x 4.2m).

A light and airy room with double glazed windows to both front and rear with open views, feature fire surround with fitted gas fire, coving to the ceiling, two display niches, two double panel radiators.

Formal Dining Room 13'5" x 11'9" (4.1m x 3.58m).

Situated to the side of the property with large double glazed window making this an excellent entertaining space with double panel radiator.

Breakfast Kitchen 14'5" x 9'7" (4.4m x 2.92m).

With double glazed window making most of the views, double glazed entrance door. Fitted with a matching range of high gloss white wall and base units, contrasting Corian worktops with feature centre island and breakfast bar, colour co-ordinated sink unit with Monoblock tap fitment, fitted gas hob with extractor hood over, double oven, integrated fridge and freezer, integrated dishwasher, tiling to the walls. Open views.

Utility Room 9'7" x 4'8" (2.92m x 1.42m). Having a range of base units, worktops areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, Glowworm central heating boiler, double glazed window and rear entrance door.

Stairs leads to first floor landing

With airing/ cylinder cupboard.

Master Bedroom To the Front 11'3" x 15' (3.43m x 4.57m).

Having a comprehensive range of fitted bedroom furniture including wardrobes, overhead cupboards, double glazed window, single panel radiator.

En-suite Shower Room

Being fully tiled with modern contemporary style suite comprising; pedestal wash basin low flush wc, shower cubicle with Mira electric shower, double glazed window, central heating radiator.

Bedroom to Rear 12'2" x 13' (3.7m x 3.96m).

Again having fitted dark oak wardrobes, double glazed window making the most of the views, double panel radiator.

Study/dressing room 8'9" x 12' (2.67m x 3.66m).

With large double glazed window, currently used as a home office with access to..

Guest Bedroom 17'10" x 9'8" (5.44m x 2.95m).

Having a comprehensive range of fitted beech effect wardrobes, double glazed windows to both front and rear, making the most of the views, double panel radiator.

Bedroom to Front 13' x 11'7" (3.96m x 3.53m).

With fitted wardrobes and drawers, double panel radiator, double glazed window.

House Bathroom

Being fully tiled with wash hand basin and low flush w.c., set in back to wall furniture, panelled bath, separate shower cubicle with Mira electric shower, double glazed window, heated towel rail.

Outside The property is set well back from the road with neat lawned garden area to the front with flowering borders. Driveway to the sides provides ample off-street parking and leads to detached double garage with automated up and over door. Pathway to the side leads to generous rear garden which backs onto the open fields, being mainly laid to lawn with flowering borders with mature trees and shrubs. Adjacent vegetable garden. A truly enviable home.

Council Tax Band: G

Tenure: Freehold

Viewings: Through Holroyd Miller







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
964 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA: 1945 sq.ft. (180.7 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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