



## 18 Stopford Avenue, Sandal

Asking Price: £475,000

Wakefield, WF2 6RJ

Holroyd Miller have pleasure in offering for sale this substantially extended detached family home situated on this ever-popular development within the sought after location of Sandal south of Wakefield city centre. The well planned and flexible living accommodation has gas fired central heating, PVCu double glazing and comprises entrance reception hallway, cloakroom/wc, through lounge, formal dining room with patio doors leading onto the rear garden and opening to breakfast kitchen being well appointed with a range of light grey fronted wall and base units, Corian worktops and breakfast bar, integrated appliances, former garage has been converted to provide ground floor shower room and adjacent utility room. To the first floor, spacious landing, four bedrooms, three having built in wardrobes, house bathroom with feature corner bath. Outside, the property is set well back from the road with neat garden area, driveway providing ample off-street parking and leading to car port and large garage, to the rear, easy to maintain enclosed garden. Located within easy reach of local amenities including schools, restaurants, supermarket, train station and easy access to J39/M1 for those travelling to either Leeds or Sheffield. Offered with No Chain, Viewing Essential.



#### Entrance Reception Hallway

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

#### Ground Floor Cloakroom

Being tiled with pedestal wash basin, low flush w/c, double glazed window, double panel radiator.

#### Through Lounge *22'4" (6.8) x 10'11" (3.33) opening to 17'5" (5.30).*

With sliding double glazed patio doors leading onto the rear garden, double glazed window to the front, feature fire surround and hearth.

#### Formal Dining/Family Room *15'5" x 9'9" (4.7m x 2.97m).*

With sliding double glazed patio doors leading onto the rear garden, oak flooring, two double panel radiators, double glazed rear entrance door, opening to...

#### Breakfast Kitchen *11'7" x 8'11" (3.53m x 2.72m).*

Fitted with a matching range of contemporary style light grey fronted wall and base units, contrasting corian worktops and breakfast bar with undermounted stainless steel sink unit, single drainer with mixer tap unit, built in double oven and hob with extractor hood over, integrated dishwasher, tiling between the worktops and wall units, tiled floor and electric underfloor heating.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)



### Former Garage

Now a combined shower room with wash hand basin set in back to wall furniture, corner shower, fully tiled, double-glazed window, double panel radiator and electric underfloor heating.

**Utility Room** *8'5" x 5'6" (2.57m x 1.68m)*. With plumbing for automatic washing machine, tiling, double glazed window, central heating radiator.

### Stairs lead to...



### First Floor Landing

With double glazed window, single panel radiator, balustrade.

**Bedroom to Front** *8'5" x 8'8" (2.57m x 2.64m)*.

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

**Bedroom to Rear** *10'6" x 7'5" (3.2m x 2.26m)*.

With fitted wardrobes, double glazed window, single panel radiator.

**Bedroom to Front** *11'8" x 12'3" (3.56m x 3.73m)*.

With fitted wardrobes, overhead cupboards, double glazed window, single panel radiator.



**Bedroom to Rear** *10'6" x 10'10" (3.2m x 3.3m)*.

With double glazed window, single panel radiator.

### House Bathroom

Furnished with coloured suite comprising pedestal wash basin, low flush w/c, feature corner bath, tiling, heated towel rail, built in storage cupboard, double glazed window.

### Outside

The property is set well back from the road with neat garden area with mature trees and shrubs, driveway provides ample off street parking and leads to automated gated car port and detached garage (5.70m x 3.18m) with additional storage area to the rear providing excellent storage for garden equipment with double glazed personnel door leading onto the rear garden which offers low maintenance with paved patio areas being enclosed.



**Council Tax Band** - E

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller

GROUND FLOOR  
1802 sq.ft. (148.9 sq.m.) approx.

1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 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.  
Made with Metropac 03/24

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+)  | A                       |           |
| (81-91)  | B                       |           |
| (69-80)  | C                       | 82        |
| (55-68)  | D                       | 70        |
| (39-54)  | E                       |           |
| (21-38)  | F                       |           |
| (1-20)   | G                       |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| England, Scotland & Wales                          | EU Directive 2002/91/EC |           |

For additional information and full photo gallery please visit  
[www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract