



7 Walton Station Lane,
Sandal, Walton, WF2 6HP

Asking Price:
£579,950

Holroyd Miller have pleasure in offering for sale this extremely deceptive detached family home which has been substantially extended to provide well planned accommodation which only an internal inspection can fully reveal superbly presented throughout having gas fired central heating, PVCu double glazing and occupying a popular and sought after position of Sandal south of Wakefield city centre. The well planned interior briefly comprises entrance reception hallway with open staircase, cloakroom/wc, living room with feature flame effect gas fire, home office, family room opens to stunning kitchen/diner with breakfast bar and centre island, integrated appliances, doors leading onto the rear garden, adjacent utility room. To the first floor, four double bedrooms, master bedroom having walk-in wardrobe and fitted wardrobes, ensuite shower room, house bathroom. To the front, gated driveway provides ample off street parking, to the rear, neat paved patio garden area and further lawn garden provides privacy. Located within easy reach of the amenities within Sandal, restaurants, pubs, local train station, easy access to the motorway network and schools. A truly enviable home which must be viewed. No Chain.

Entrance Reception Hallway

With tiled floor, open staircase with understairs storage cupboard, central heating radiator.

Cloakroom

Having wash hand basin, low flush w/c, tiling.

Living Room 15'5" x 11'11" (4.7m x 3.63m).

With dual aspect double glazed windows making this a light and airy room with feature wall mounted flame effect gas fire, central heating radiator, light oak double doors leading to the hallway.

Home Office 14'2" x 7'11" (4.32m x 2.41m).

With dual aspect double glazed windows, central heating radiator

Family Room 27'1" x 8'10" (8.26m x 2.7m).

Formerly the original kitchen, now providing excellent entertaining space with underfloor heating, tiled floor, downlighting to the ceiling, built in base units for storage, opening to...

Kitchen/Diner 10'7" x 26'11" (3.23m x 8.2m).

A stunning space, superbly appointed with a matching range of grey shaker style fronted wall and base units, contrasting granite worktops extending to breakfast bar, feature centre island with built in Range oven, integrated dishwasher, tiling between the worktops and wall units, downlighting to the ceiling, underfloor heating with tiled floor, double glazed window, double glazed French doors lead onto the rear garden.

Utility Room 6'7" x 5'3" (2m x 1.6m).

Having fitted worktops, plumbing for automatic washing machine, central heating boiler, double glazed window.

Stairs lead to...

First Floor Landing

With double glazed window.

Master Bedroom to Rear 20'4" x 9'6" (6.2m x 2.9m).

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

Walk in Dressing Area

With hanging space and double-glazed window.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, separate shower cubicle, tiling, chrome heated towel rail.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, panelled bath, separate shower cubicle, tiling, heated towel rail.

Bedroom to Rear 11'11" x 8'1" (3.63m x 2.46m).

With double glazed window with open views, central heating radiator.

Bedroom to Front 15'3" x 12' (4.65m x 3.66m).

With dual aspect double glazed window, central heating radiator.

Bedroom to Front 11'11" x 8'2" (3.63m x 2.5m).

A good sized double bedroom with double glazed window, central heating radiator.

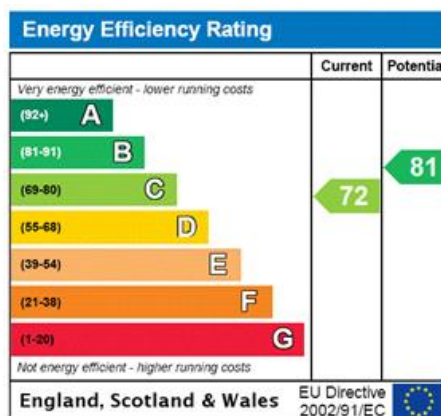
Outside

The property is set well back from the road with double opening gates lead to attractive driveway providing ample off street parking, neat garden area to the front with mature trees and shrubs, pathway to the side leads to generous enclosed garden with paved patio area making this ideal for those wishing to entertain with the doors leading from the kitchen, neat lawn garden area with further seating area.

Council Tax Band: E

Tenure: Freehold

Viewings: To be arranged through Holroyd Miller









GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (166.9 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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