



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Carr Lane, Wakefield, WF2 6HJ

Offers Over £795,000

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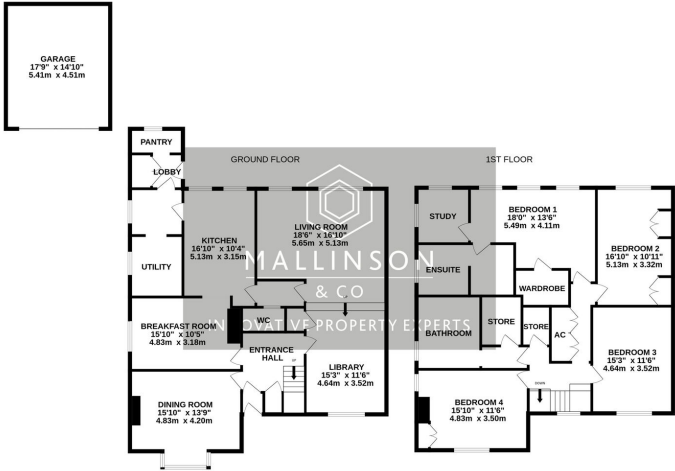


- DETACHED PERIOD HOME
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- EN SUITE TO BEDROOM 1
- WEALTH OF CHARM AND CHARACTER
- SOUGHT AFTER VILLAGE LOCATION
- LARGE PRIVATELY ENCLOSED ESTABLISHED GARDENS
- DOUBLE GARAGE & DRIVEWAY PROVIDING AMPLE PARKING
- OFFERING FURTHER DEVELOPMENT POTENTIAL
- WITHIN EASY ACCESS OF AMENITIES, SCHOOLING AND EXCELLENT TRANSPORT LINKS



WHAT AN OUTSTANDING PROSPECT! ... SITUATED IN THE HIGHLY ACCLAIMED VILLAGE OF SANDAL IS THIS RARE OPPORTUNITY TO PURCHASE A STUNNING RED BRICK PERIOD DETACHED HOME SITUATED WITHIN SPRAWLING, WELL MAINTAINED GROUNDS. THE PROPERTY FEATURES GENEROUS GARDENS TO THE FRONT AND REAR, LARGE DRIVEWAY ALLOWING PARKING FOR AMPLE VEHICLES AND A DOUBLE GARAGE WITH MEZZANINE PROVIDING FURTHER DEVELOPMENT POTENTIAL TO CONVERT TO AN ANNEX. THE HOUSE ITSELF MAINTAINS MANY CHARACTER FEATURES BUT WOULD BENEFIT FROM RENOVATING THROUGHOUT. THE CURRENT LAYOUT BOASTS FOUR DOUBLE BEDROOMS, TWO BATHROOMS, DOWNSTAIRS W.C., THREE RECEPTION ROOMS AND KITCHEN WITH LARGE UTILITY SPACE. LOCATED IN THIS SOUGHT AFTER SUBURB OF WAKEFIELD, THE PROPERTY IS IN EASY ACCESS OF AMENITIES AND FACILITIES INCLUDING

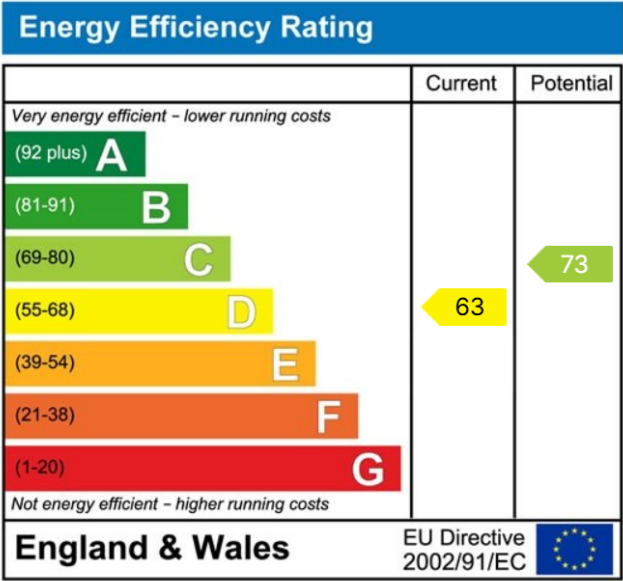
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TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 operation or efficiency can be given.
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AND
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