



Chevet Croft, Sandal, Wakefield WF2 6QR

welcome to

Chevet Croft, Sandal, Wakefield

A stunning Five Bedroom Executive/Family Home located in a most prestigious area of Sandal on a small select private cul-de-sac position. Ideal location for the Commuter. Viewing Essential to fully appreciate. **Not to be Missed!**





Ground Floor



First Floor



Second Floor

Entrance Porch
Hallway
Downstairs W.C.

Family Day Room

13' 3" max x 13' 3" max
 (4.04m max x 4.04m max)

Kitchen/dining Room

15' 5" x 15' 3" max (4.70m x 4.65m max)

Utility

10' 10" x 8' 9" (3.30m x 2.67m)

Conservatory

21' 9" x 18' max (6.63m x 5.49m max)

Lounge

14' 10" x 19' 5" (4.52m x 5.92m)

First Floor

Bedroom

20' 1" x 14' 5" max (6.12m x 4.39m max)

En-Suite

Walk In Wardrobe

Bedroom

12' 11" x 9' 7" max (3.94m x 2.92m max)

Bedroom

14' 5" x 9' 2" (4.39m x 2.79m)

Bedroom

12' 8" x 10' (3.86m x 3.05m)

House Bathroom

Second Floor

Bedroom

13' 2" x 13' (4.01m x 3.96m)

Double Garage

21' 9" x 18' max (6.63m x 5.49m max)

Exterior

The exterior of the property is enveloped by gardens being enclosed to the rear. Double Garage and generous driveway.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Chevet Croft, Sandal, Wakefield

- Stunning and Impressive Five Bedroom Family/Executive Home
- Prestigious Address
- Double Garage
- Ideal location for the Commuter
- Viewing Essential

Tenure: Freehold EPC Rating: D

**Offers in the region of
£795,000**



view this property online williamhbrown.co.uk/Property/WAK116867

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK116867 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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