



**Roberts Way, WAKEFIELD WF2 6ST**



**welcome to**

**Roberts Way, WAKEFIELD**

We are excited to offer this generous extended five bedroom detached family home in the sought after location of Sandal. Benefitting from being walking distance to the amenities of both Sandal and Walton, as well as Sandal station with its great links to Leeds.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Entrance Hallway**

**Downstairs W.C**

**Snug/ Family Room**

17' 9" max x 8' 5" max ( 5.41m max x 2.57m max )

**Kitchen/ Dining Room**

27' 2" max x 21' 9" max ( 8.28m max x 6.63m max )

**Utility Room**

6' 9" max x 10' 7" max ( 2.06m max x 3.23m max )

**Living Room**

11' 6" max x 25' 6" max ( 3.51m max x 7.77m max )

**First Floor Landing**

**Bedroom 1**

10' 8" max x 12' 8" max ( 3.25m max x 3.86m max )

**Ensuite**

**Walk In Wardrobe**

**Bedroom 2**

9' 7" max x 12' 9" max ( 2.92m max x 3.89m max )

**Bedroom 3**

9' 7" max x 12' 2" max ( 2.92m max x 3.71m max )

**Bedroom 4**

9' 8" max x 11' 9" max ( 2.95m max x 3.58m max )

**Bedroom 5**

9' 8" max x 8' 4" max ( 2.95m max x 2.54m max )

**Family Bathroom**

**Exterior**

**Garage**

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## Roberts Way, WAKEFIELD

- Five Bedrooms. Four being double.
- Generous Utility Room
- En-Suite
- Open Plan Kitchen Diner Living Room
- Generous Driveway and Garage

Tenure: Freehold EPC Rating: Awaited

**£625,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126172](https://williamhbrown.co.uk/Property/WAK126172)



Property Ref:  
WAK126172 - 0004

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