


16 ROGER DRIVE
SANDAL
WAKEFIELD
WF2 7NE



HODSONS

A photograph of a two-story brick house with a grey tiled roof. The house has a chimney on the left side and a large window on the ground floor. In the foreground, there is a paved patio area with some potted plants. The sky is blue with some clouds.

A truly impressive four-bedroom detached family home, significantly extended and thoughtfully designed to offer a unique blend of space, style, and modern convenience. Situated in the highly desirable area of Sandal, this well-appointed property is finished to a high standard throughout, making it an ideal choice for families or professionals seeking a contemporary yet practical living space.

Upon entering, a spacious entrance hall leads to a well-proportioned lounge, a sitting room that could double as a ground-floor bedroom, and a separate study, perfect for home working. The heart of the home is the stunning open-plan kitchen and dining area, fitted with modern units and appliances, providing an ideal space for entertaining and everyday family life. A utility room offers additional storage and functionality, while a ground-floor shower room enhances convenience.

To the first floor, there are three generous double bedrooms, including a master suite featuring its own en-suite shower room and walk-in wardrobe. A stylish family bathroom with a modern white suite completes the accommodation.

Externally, the property benefits from off-road parking, accessed via a remote-controlled electric gate, leading to an attached garage. The front and rear gardens are mainly laid to lawn, with the rear garden being fully enclosed for privacy and featuring a raised timber decking area, perfect for outdoor relaxation and entertaining.

This fantastic property is offered with no onward chain, ensuring a smooth and swift transaction, perfect for buyers looking to move without unnecessary delays.

Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

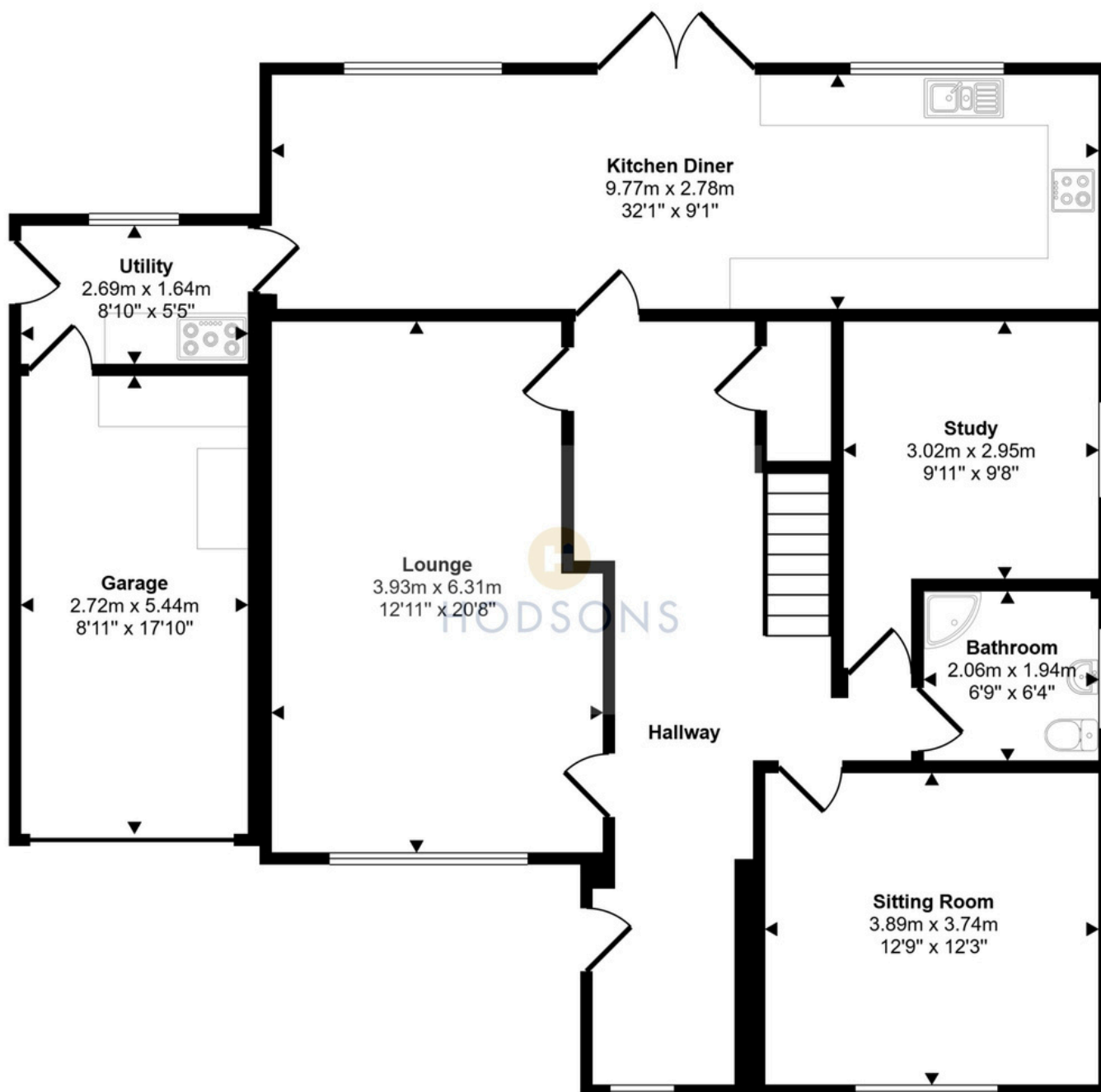







Located in the sought-after Sandal, this home enjoys excellent local amenities, including highly regarded schools, shops, and popular restaurants. Sandal Castle and Pugneys Country Park are nearby, offering scenic walks and outdoor activities. The property also benefits from easy access to Wakefield city centre, excellent transport links, including Sandal & Agbrigg railway station for direct routes to Leeds and beyond, and convenient access to the M1 motorway network, making it ideal for commuters.



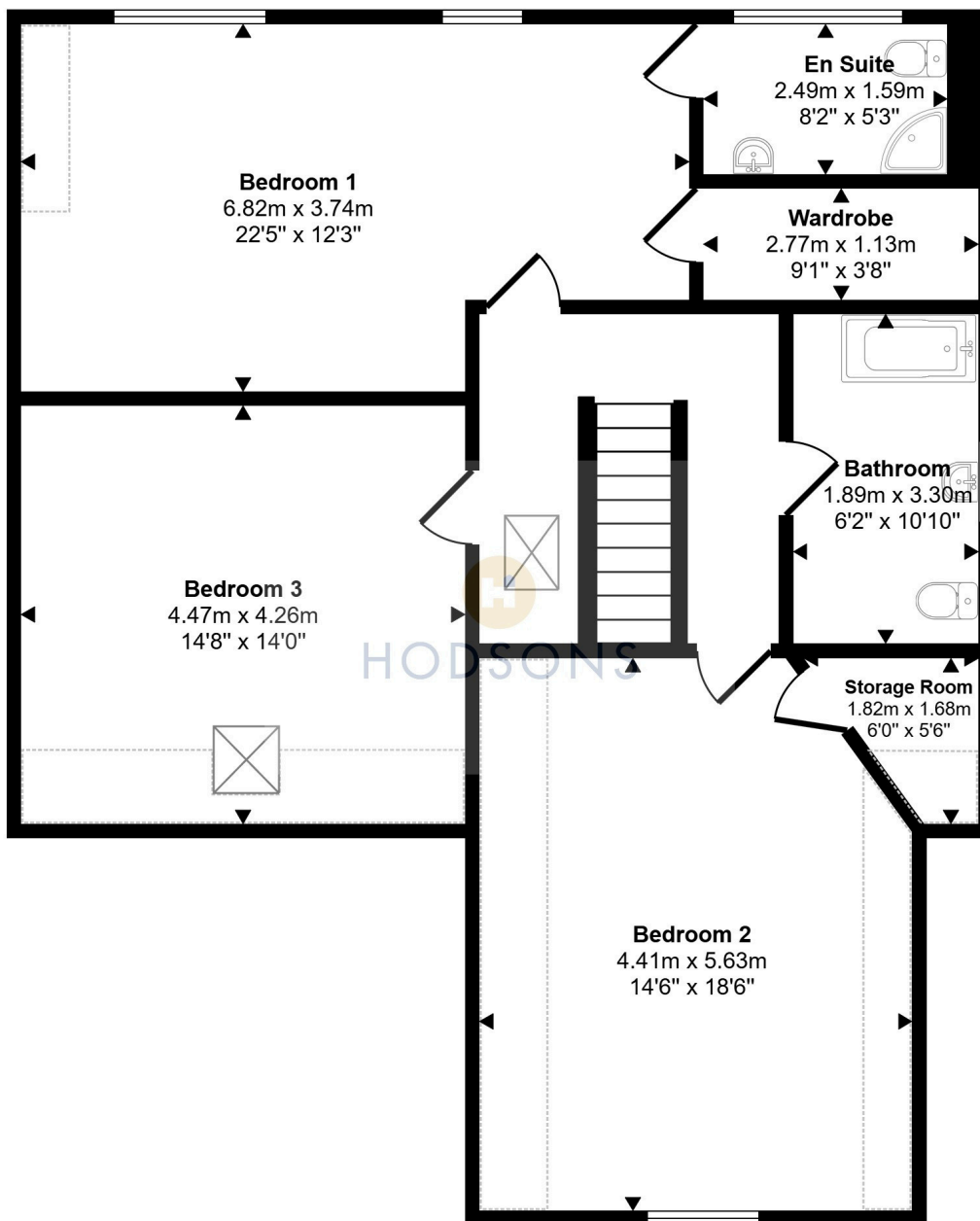


Ground Floor

Approx 128 sq m / 1373 sq ft


 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 97 sq m / 1041 sq ft

 Denotes head height below 1.5m

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Tenure This property is Freehold.

Services Connected to mains water, drainage, gas and electricity.

Council Tax Wakefield Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
4	E		
3	F		
2	G		



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