



6 Wren Garth, Wakefield - WF2 6SL

£325,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented three bedroom detached house occupying a pleasant cul de sac position within this sought after and popular location of Sandal south of Wakefield city centre and within easy reach of Newmillerdam Country Park, Wakefield Golf Club and amenities within Sandal itself, easy access to Sandal train station and motorway network. The well planned interior has both gas fired central heating, PVCU double glazing and comprising entrance hall with built in storage, light and airy through lounge dining room with French doors leading onto the rear garden, feature media wall, well appointed kitchen with a range of Shaker units, contrasting worktop areas with a comprehensive range of built in appliances. To the first floor, three bedrooms, house bathroom with modern white suite. Outside, double width driveway provides ample off street parking, to the rear, superb home office ideal for those wishing to work from home with bi-folding doors leading onto the garden. A truly enviable home in a sought after location which must be viewed.

Entrance Hall

With composite double glazed entrance door, built in storage cupboard, double glazed window, central heating radiator.

Living Room

A light and airy room with double glazed bow window to the front and double glazed French doors leading to the rear with feature media wall, fire surround with marble inset and hearth, two central heating radiators.

Kitchen

Superbly appointed with a range of deep blue shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in double oven and hob with extractor hood over, fridge and freezer, dishwasher, plumbing for automatic washing machine, downlighting to the ceiling, dual aspect double glazed windows, tiling between the worktops and wall units, central heating radiator, rear entrance door, useful understairs storage.

Stairs lead to First Floor Landing

With double glazed window.

House Bathroom

Furnished with modern white suite comprising pedestal wash hand basin, low flush w/c, panelled bath with shower over, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear

With double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Front

With double glazed window, central heating radiator.

Bedroom Three/Home Office

With double glazed window and central heating radiator.

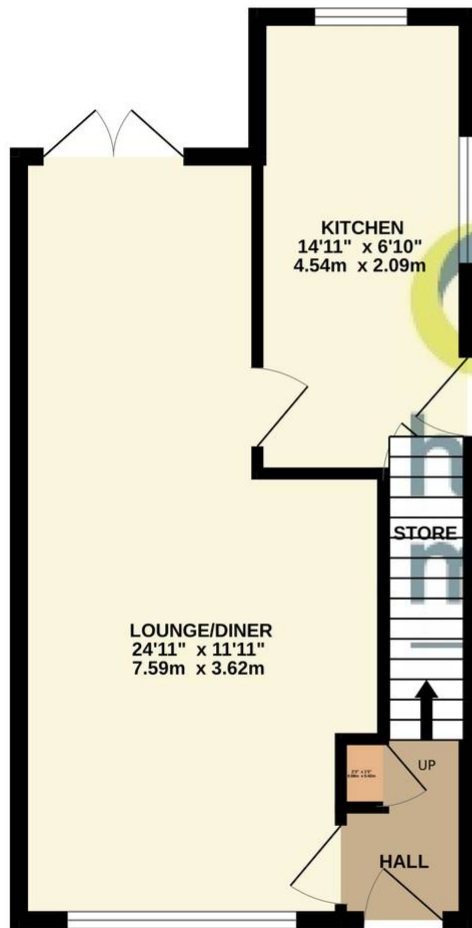
Outside

To the front, tarmacadam driveway provides ample off street parking to the front and side leading to rear garden being paved with lawn area together with purpose built home office with bi-folding doors leading onto the garden, power and light laid on.

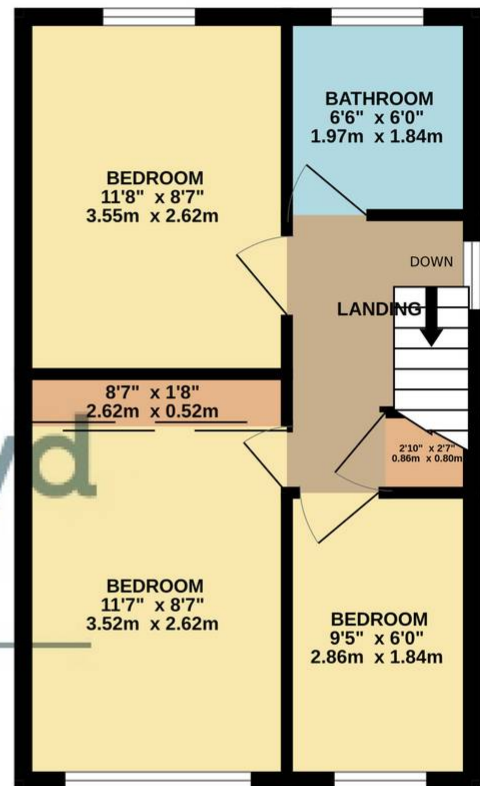




GROUND FLOOR



1ST FLOOR



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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