24 Sandal Hall Close, Wakefield - WF2 6ER

£545,000 Freehold

Holroyd Miller have pleasure in offering for sale this substantially extended detached family home occupying a generous garden plot at the head of the cul de sac. Only an internal inspection can fully reveal the extent of the works that have been undertaken. Offering flexible living accommodation with four bedrooms over two levels, two bathrooms, substantial extension to the rear providing stunning open plan kitchen/diner/family room with bi-folding doors leading onto the rear garden, (scope for further development if so required, subject to any necessary planning consent). ground floor cloakroom, separate utility room. Three first floor bedrooms and stunning house bathroom with shower over bath, underfloor heating to the kitchen and family room area. Conveniently located just off Walton Lane, within walking distance of local train station, supermarkets, restaurants and pubs. Ideal for those wishing to commute throughout the region. Offered with No Chain, Viewing Essential.

Entrance Hall Way
With composite double glazed entrance door, heringbone LVT flooring, panelling, with feature open staircase.

Living Room
15' 0" x 10' 10" (4.56m x 3.29m)
With herringbone LVT flooring, double glazed window.

Open Plan Kitchen/Breakfast Room/Family Room
10' 0" x 11' 3" (3.05m x 3.42m)
With herringbone LVT flooring, underfloor heating, opening to kitchen/breakfast room with bi-folding doors, double glazed Velux roof lights makes this a light and airy room, superbly appointed with a matching range of shaker style fronted wall and base units, contrasting Quartz worktops, centre island with a comprehensive range of built in Neff appliances including induction hob, microwave oven, fridge and freezer, dishwasher.

Utility Room
6' 3" x 9' 5" (1.90m x 2.87m)
With fitted worktops, plumbing for automatic washing machine, double glazed window and base units, downlighting to the ceiling.

Home Office/ Bedroom Four
10' 10" x 9' 11" (3.29m x 3.01m)
Having double glazed window, herringbone LVT flooring.

Ensuite Ground Floor Shower Room
Furnished with modern white suite with wash hand basin, low flush w/c, large shower cubicle, tiling, tongue and groove paneling, double glazed window, herringbone flooring.

Side Entrance Lobby (off the kitchen)
With understairs storage.

Ground Floor Cloakroom
Having wash hand basin set in vanity unit, low flush w/c, tiling.

Stairs lead to First Floor

House Bathroom
Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture with marble top, panelled bath with shower over and shower screen, tiling to the walls and floor, double glazed window, chrome heated towel rail.

Bedroom to Rear
14' 1" x 9' 8" (4.30m x 2.95m)
With double glazed window overlooking the rear garden, central heating radiator.

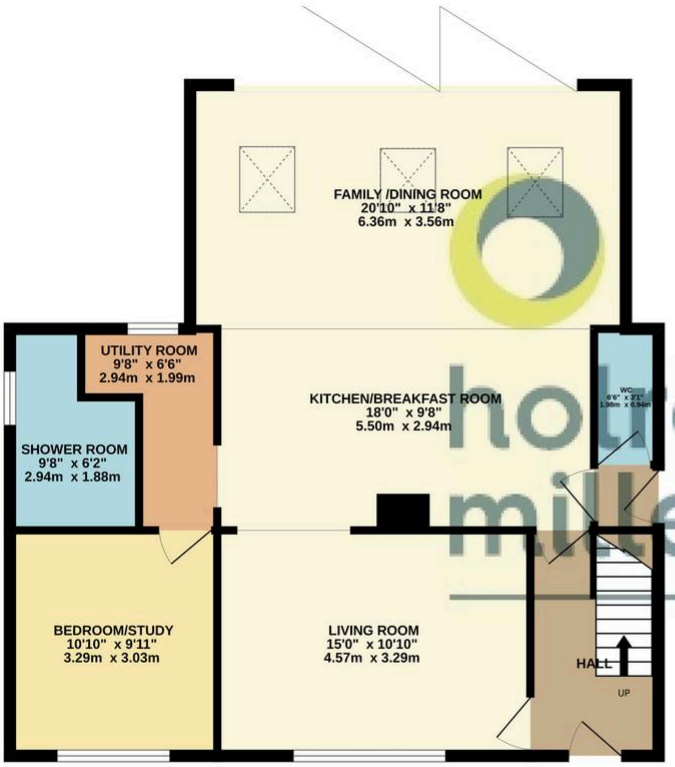
Bedroom to Front
10' 10" x 12' 2" (3.30m x 3.70m)
With two double glazed windows, central heating radiator

Bedroom to Front
7' 7" x 8' 10" (2.32m x 2.70m)
With fitted wardrobes over, double glazed window, central heating radiator.

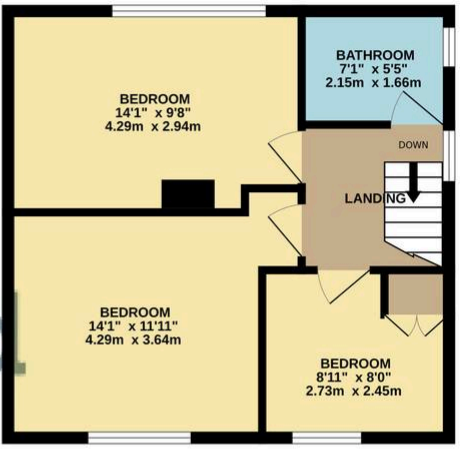
Outside
The property occupies a large and generous garden plot, currently offering tremendous potential for further development in respect to garaging, driveway, off street parking, further lawn garden to the rear with feature decking area leading off from the bi-folding doors.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

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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