



9 Pledwick Rise, Wakefield - WF2 6DH

£750,000 Freehold

Holroyd Miller have pleasure in offering for sale this substantially extended detached true bungalow occupying a head of cul de sac position, currently in the middle of being refurbished and offering well planned accommodation with both gas fired central heating, double glazing and comprising reception hallway, double doors opening through to living room with feature media wall and built in storage, double glazed bay window, opening to impressive breakfast kitchen and family room with large sliding doors leading onto the rear garden and feature lightwell, underfloor heating, bespoke kitchen with built in appliances, access to ground floor combined shower room and adjacent utility room, three good sized bedrooms with combined shower room, integral access to double garage, driveway provides ample off street parking, rear garden being south facing, having extensive tiled patio area, further lawn garden all being enclosed. Located within the popular suburb of Sandal south of Wakefield city centre within easy reach of local pubs, eateries, supermarket, local train station, access to the motorway network for those travelling further afield.

Entrance Hallway

With open staircase leading to useful Loft Storage Area, double opening doors lead through to...

Living Room

Having feature media wall with built in storage, double glazed bay window and leading through to...

Impressive Open Plan Kitchen/Diner/Family Room

With large sliding doors leading onto the rear garden and feature lightwell makes this a light and airy space with tiled floor with underfloor heating, bespoke shaker style kitchen with contrasting feature quartz worktops, centre island, a comprehensive range of built in appliances, double glazed rear entrance door, access to adjacent utility room which in turn gives access to impressive ground floor shower room.

Utility Room

Fitted with a matching range of wall and base units, plumbing for automatic washing machine, access to...

Combined Shower Room

With low flush w/c, wash hand basin set in vanity unit, walk-in shower with Raindance shower head, fully tiled.

Bedroom to Front

With double glazed window, central heating radiator.

Bedroom to Side

Having fitted wardrobes, double glazed window, central heating radiator.

Bedroom to Rear

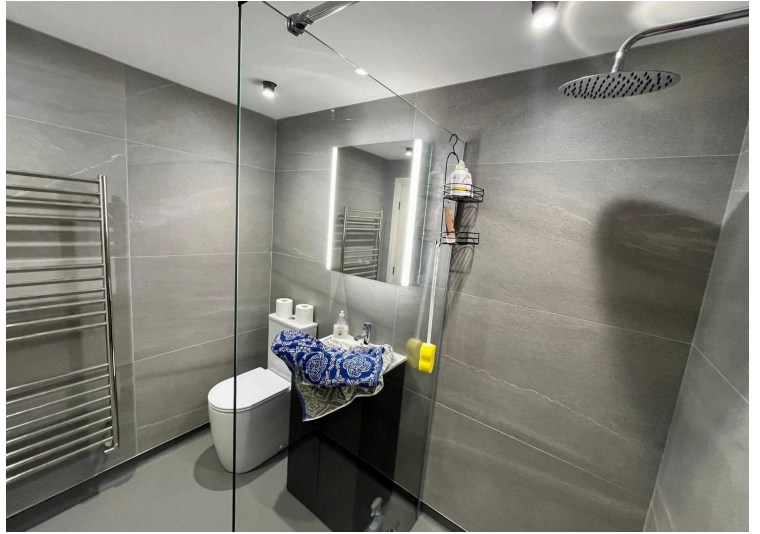
Having fitted wardrobes, double glazed window, double glazed window, central heating radiator.

Combined Shower Room

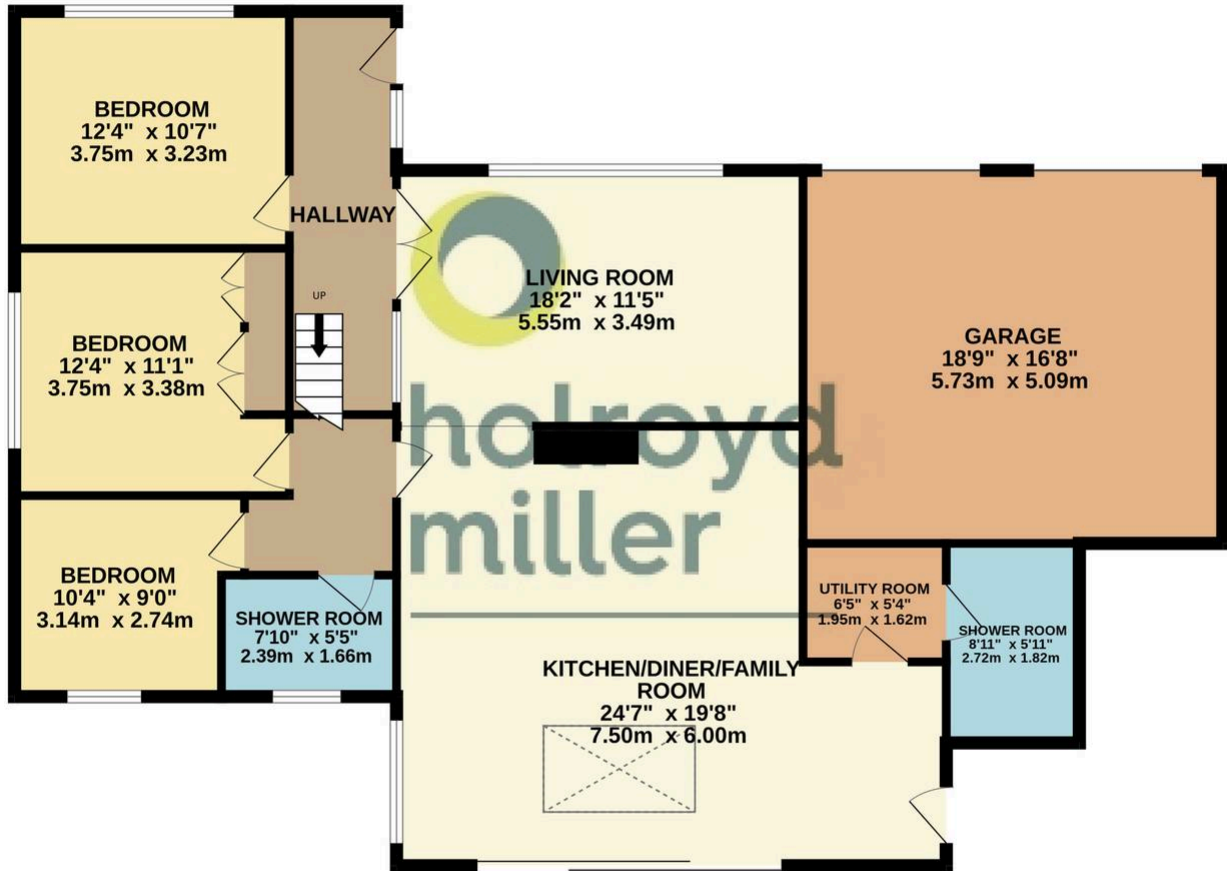
Comprising pedestal wash basin, low flush w/c, shower cubicle, tiling, double glazed window, central heating radiator.

Outside

The property occupies a head of cul de sac position with driveway providing ample off street parking leading to attached double garage with up and over door, garden areas to the front. To the rear, extensive tiled patio area leading off from the kitchen with further lawn garden being enclosed.



GROUND FLOOR
1544 sq.ft. (143.4 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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