



445 Barnsley Road, Sandal, WF2 6BJ

Rent £1,995 pcm Refundable Tenancy Deposit £2301

Rent Includes Garden Maintenance. Holroyd Miller have pleasure in offering to Let this spacious detached home situated in Sandal, providing flexible living accommodation with generous and private gardens. Viewing Essential.

Entrance Vestibule

With wooden door, frosted double glazed window, door leading into

Hallway

With staircase leading to split level landing, radiator, wall lights

Cloakroom/ W.C

With steps down having low flush w.c, hand basin, shelving and wall lights

Lounge

14' 2" x 12' 3" (4.32m x 3.74m)

Having electric fire, double glazed bay window, central heating radiator, coving to ceiling, wall light points

Sitting/ Dining Room

25' 11" x 12' 2" (7.90m x 3.72m)

Spacious Room with defined areas with feature gas fire and surround, double glazed window and patio doors opening on to rear garden

Kitchen

12' 7" x 9' 3" (3.83m x 2.82m)

Fitted with a range of wall and base units with complimentary worksurfaces, splash back tiling, oven, gas hob and extractor over, freestanding dishwasher, 1 1/2 bowl sink and drainer, integrated undercounter fridge, double glazed window

Utility Room

6' 3" x 5' 3" (1.90m x 1.61m)

Having a range of white wall and base units, worksurfaces, space and plumbing for automatic washing machine and space for a fridge freezer - please note that this is not a standard size.

Dining Room or Futher Sitting Room

13' 8" x 9' 9" (4.16m x 2.98m)

With electric fire, central heating radiator, patio doors opening to rear garden

Study

8' 2" x 8' 11" (2.48m x 2.71m)

Having storage cupboard, radiator, frosted double glazed window

Split level landing

With double glazed window, store cupboard

House Bathroom

Fitted with a modern white suite comprising bath with shower over, low flush w.c, vanity style hand basin with mirror over, tall heated towel rail. tiling to walls, extractor fan and spot lights to ceiling

Bedroom Front

12' 6" x 16' 4" (3.81m x 4.99m)

Maximum measurement. Double bedroom fitted with a range of fitted furniture, double glazed window, central heating radiator, double glazed window, opening to area with vanity hand basin.

Bedroom Rear

14' 1" x 10' 9" (4.30m x 3.28m)

Fitted with a range of fitted furniture, double glazed window overlooking rear garden, central heating radiator, opening to...

En-Suite

Single shower cubicle, vanity hand basin, heated towel rail, double glazed window

Bedroom Rear

9' 4" x 8' 5" (2.84m x 2.56m)

Single room with central heating radiator and double glazed window

Bedroom front

7' 10" x 9' 5" (2.39m x 2.86m)

Having laminate wood flooring, central heating radiator, double glazed window

Master Bedroom Rear

13' 4" x 9' 9" (4.06m x 2.97m)

Fitted with a range of bedroom furniture with dressing area, two double glazed windows, central heating radiator, wall lights, opening to....

En-Suite

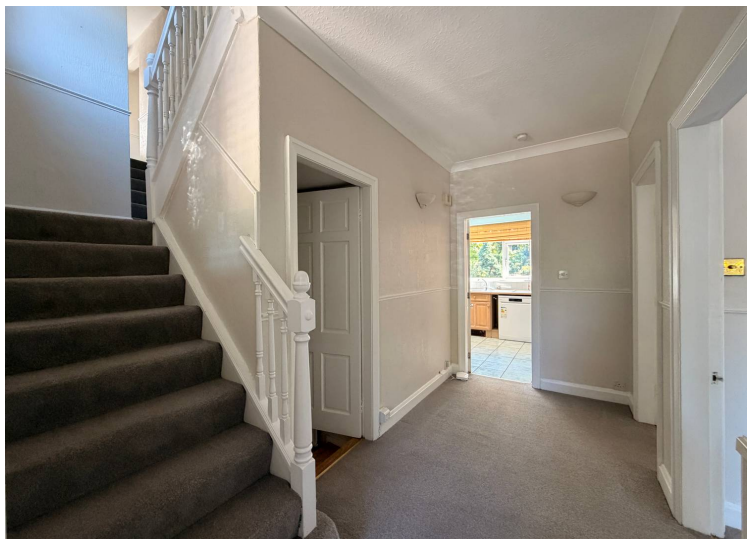
White suite comprising low flush W.C, corner shower cubicle, pedestal wash hand basin, central heating radiator.

Outside

The property is approached with an ample driveway providing parking for multiple vehicles, lawn garden, garage providing storage. The generous rear garden is predominantly laid to lawn and enjoys a high degree of privacy, bordered by an abundance of mature trees and established shrubs creating a peaceful and secluded setting.

Material Information

Council Tax Band F. EPC Rating D Date Available: Immediately Subject to References and obtaining the safety certificate from our Landlord
Property Type: Detached House Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is not on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>
As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £460.00 During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.





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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