



22 Pledwick Lane, Wakefield - WF2 6DN

£465,000 Freehold

Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned detached family home, with flexible living accommodation which only an internal inspection can fully reveal. The property has potential to extend subject to planning consent. Located in this ever sought after and convenient position of Sandal, within walking distance of Wakefield Golf Club, Newmillerdam , local bus routes and excellent pubs and eateries. Easy access to junction 39 of the M1 and local train stations for those wishing to travel throughout the region. No Chain

Entrance Reception Hallway

With open stair case leading to galleried landing, double panel radiator, double glazed entrance door, side window, three wall light points, plus central candelabra.

Lounge

Situated to the front of the property with double glazed dual aspect windows making this a light and airy room, four wall light points, feature Adams style fire surround with marble inset and hearth and flame effect fitted gas fire, double panel radiator. Opening to.....

Formal Dining Room

Having dual aspect double glazed windows overlooking the front garden, double panel radiator.

Breakfast Kitchen

Well-appointed with matching range of beech Shaker style wall and base units, contrasting worktop areas, inset sink unit and drainer with mixer tap unit, comprehensive range of Bosch appliances including double oven, gas hob with extractor hood over, fridge, dishwasher, automatic washing machine, tiling between the worktops and wall units, combination central heating boiler, double glazed windows and rear entrance door, double panel radiator.

Utility Room

Having space for fridge freezer and dryer, access to combined shower room.

Combined Shower Room

Furnished with white suite comprising white hand basin in back to wall unit, low flush W.C, shower cubicle with tiling to the walls, double glazed window, chrome heated towel rail.

Bedroom/Sitting Room

Situated to the rear of the property, current used second sitting room, with double panel radiator and sliding double glazed patio doors leading through to the conservatory.

En Suite Bathroom

Furnished with white suite, comprising wash hand basin set in vanity unit, low flush W.C, panel bath, tiling, dado rail, double glazed window, double panel radiator.

Conservatory

Leading off the bedroom/sitting room, being double glazed with doors to both sides and French doors leading onto the rear garden.

Stairs lead to...

First Floor Galleried Landing

With access to part bordered loft and large storage cupboard.

Bedroom to Rear

Having built in wardrobe with access to eves storage, dual aspect double glazed windows makes this a light a airy room, double panel radiator.

Combined Shower Room

Furnished with white suite comprising of wash hand basin set in vanity unit, low flush W.C, bidet, corner shower cubicle, tiling to the walls, double glazed window, chrome heating towel rail.

Bedroom to Rear

Currently used as a study with double glazed window, single panel radiator.

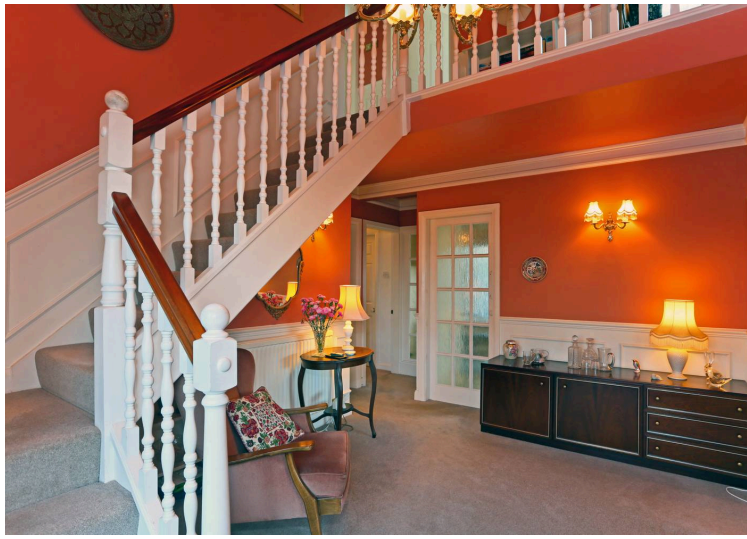
Bedroom to Front

With dual aspect double glazed window, double panel radiator, access to useful eves storage.

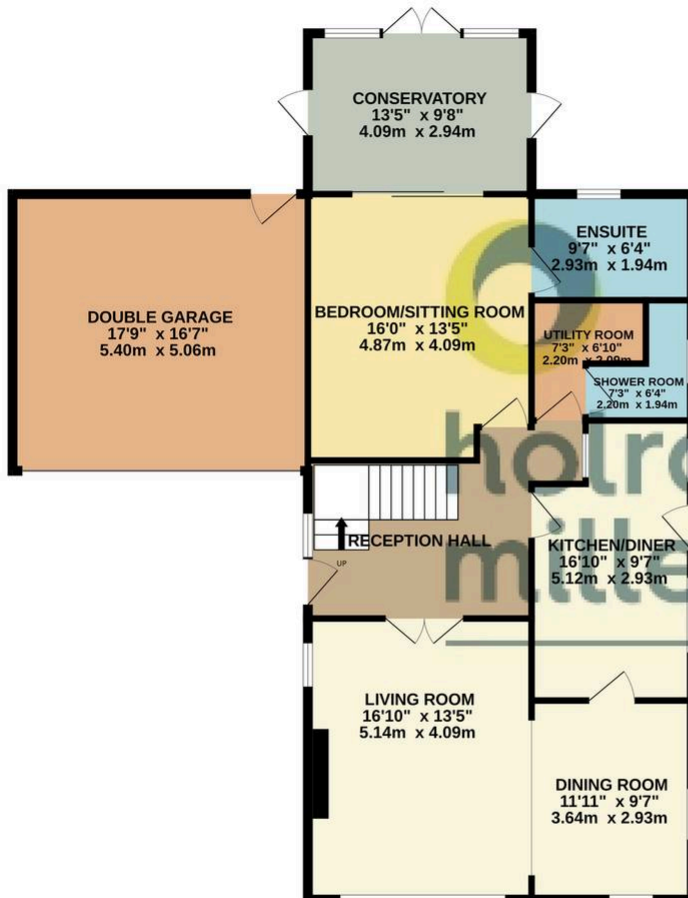
Outside

The property is set well back from the road, with open plan mainly laid to lawn garden to the front, attractive block paved driveway, provides ample off-street parking and leads to attached double garage (5.36m x 5.05m) and electric remote control up and over door, with power, light laid on and water, double glazed window and access door to garden. Pathway to both sides leads to enclosed private garden with mainly laid to lawn garden, raised flower beds, paved patio and further corner patio area which gets the sun for the majority of the day during the summer months, garden water tap and rainwater barrels.

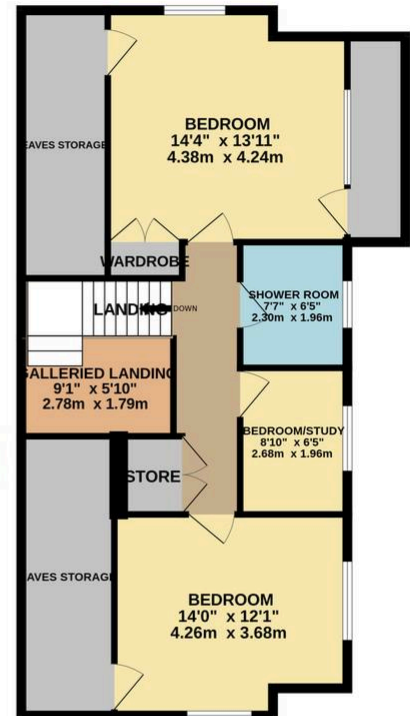




GROUND FLOOR
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.7 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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