



1 Fennell Court, Wakefield - WF2 6TS

£750,000 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented modern detached family home occupying a sought after position fronting onto Carr Lane in the heart of Sandal south of Wakefield City Centre. A well proportioned five-bedroom, three-bathroom accommodation together with four reception rooms, large kitchen/diner. The well planned interior has both gas fired central heating, double glazing. Outside has an attractive block paved driveway provides ample off-street parking and turning space leading to double garage, mature garden to the front, pathway to the side leads to enclosed rear garden. A sought-after location within walking distance of the many eateries and pubs, restaurants and schools together with local train station and access to J39/M1 for those travelling throughout the region. Offered with No Chain, Viewing Essential.

Entrance Porch

With tiled floor, double glazed entrance door.

Reception Hallway

With open staircase with understairs storage, built in cloaks cupboard.

Cloakroom

Having wash hand basin, low flush w/c, double glazed window, single panel radiator.

Living Room

19' 6" x 12' 9" (5.94m x 3.89m)

With feature Inglenook style fire surround with marble inset and hearth with flame effect fitted gas fire, three double glazed windows to the front.

Formal Dining Room

13' 4" x 12' 11" (4.06m x 3.94m)

With double doors leading open from the hallway, two double glazed windows and French door overlook the rear garden.

Home Office/Snug

10' 11" x 12' 10" (3.33m x 3.90m)

With double glazed windows and French doors leading onto the rear garden, single panel radiator.

Snug

11' 2" x 8' 8" (3.40m x 2.65m)

Leading off from the kitchen, with double glazed windows and French doors leading onto the garden, opening to...

Kitchen/Diner

19' 7" x 12' 9" (5.97m x 3.89m)

With feature walk-in bay window with window seat with storage underneath, kitchen area fitted with a matching range of light oak fronted wall and base units, worktop areas, colour co-ordinated sink unit, monobloc tap fitment, two ovens, hob with extractor hood over, integrated fridge and freezer, dishwasher, microwave, double glazed window, tiling between the worktops and the wall units, downlighting to the ceiling.

Utility Room

12' 10" x 5' 9" (3.92m x 1.75m)

With a range of light oak units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, double glazed rear entrance door and access door to garage.

Stairs Lead to First Floor Galleried Landing

With three double glazed windows, feature balustrade, built in airing/cylinder cupboard.

Master Bedroom to Rear

16' 2" x 10' 4" (4.93m x 3.15m)

Overlooking the rear garden with double glazed window, central heating radiator.

Walk-in Wardrobe

9' 9" x 5' 11" (2.97m x 1.80m)

With hanging space to both sides.

En-Suite Bathroom

Having wash hand basin, low flush w/c set in back to wall furniture, feature jacuzzi bath, seperate shower cubicle, tiling, heated towel rail, double glazed window.

Bedroom to Rear

8' 8" x 9' 2" (2.64m x 2.80m)

Having built in wardrobes, double glazed window, central heating radiator.

Bedroom to Rear

12' 5" x 9' 2" (3.78m x 2.80m)

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

House bathroom

Furnished with modern white suite, comprising wash hand basin, low flush w/c set in back to wall furniture, panelled bath, separate shower cubicle, tiling, heated towel rail, double glazed window.

Bedroom to Front

12' 9" x 12' 4" (3.89m x 3.76m)

Again having fitted wardrobes, double glazed window, central heating radiator.

Guest bedroom to Front

13' 5" x 9' 11" (4.08m x 3.01m)

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

Outside

The property is located at the front of this select development, fronting onto Carr Lane, being set well back with mature trees and lawn areas to the front, attractive block driveway provides ample off street parking and turning space leading to integral double garage (5.56m x 5.58m) with automated up and over door, double glazed window, central heating boiler, paved area to the side, gives access to enclosed rear garden being mainly laid to lawn with paved patio area, mature trees and shrubs, greenhouse and garden shed.

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.

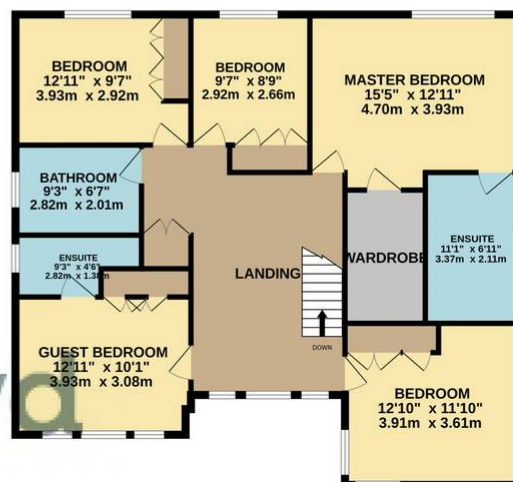




GROUND FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2766 sq.ft. (257.0 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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