





2 Roberts Way, Wakefield - WF2 6ST

£649,950 Freehold

Holroyd Miller have pleasure in offering for sale this substantially extended and well presented detached family home occupying a pleasant cul de sac position in the heart of this popular suburb of Sandal south of Wakefield city centre. Only an internal inspection can fully reveal all the accommodation on offer and briefly comprising entrance reception hallway with open staircase, cloakroom/wc, through living room, bi-folding doors leading onto the rear garden, separate good size family room, stunning open plan kitchen/dining/play room, superbly appointed with a comprehensive range of built in appliances, corian worktops, bi-folding doors leading onto the rear garden, adjacent utility room. To the first floor, four double bedrooms together with good sized home office or bedroom five, house bathroom, master bedroom having walk-in wardrobe and ensuite shower room. The property is set well back from the road with attractive block paved driveway providing ample off street parking leading to garage. To the rear, extensive paved patio and lawn garden. Offering excellent family accommodation. No Chain, Viewing Essential.

Entrance Hall
Double glazed composite entrance door, oak flooring with feature open staircase, built in storage.

Cloakroom
Having wash hand basin, low flush w/c.

Living Room
A light and airy through lounge with double glazed window to the front, bi-folding doors leading onto the rear garden, feature fire surround with flame effect fitted gas fire, downlighting to the ceiling, two central heating radiators.

Play Room
Formerly part of the garage but now making an excellent reception room ideal for those with hobbies, with double glazed window, central heating radiator.

Stunning Kitchen/Breakfast Kitchen
Superbly appointed with a matching range of high gloss fronted wall and base units, contrasting worktop areas with feature centre island with induction hob with extractor hood over, built in ovens with plate warmers, microwave, integrated dishwasher, oak flooring, feature Belfast sink with mixer tap unit, opening to...

Family and Dining Room
With two sets of bi-folding doors and two Velux roof lights makes this a light and airy space with light oak flooring, feature media wall with built in units and shelving, downlighting to the ceiling.

Adjacent Utility Room
Fitted with a matching range of wall and base units, worktops areas, stainless steel sink unit, double drainer, plumbing for automatic washing machine and space for dryer.

Stairs lead to First Floor Landing
Central heating radiator.

Master Bedroom
Situated to the front with double glazed window, central heating radiator.

Walk-in Wardrobe
With ample hanging space.

Ensuite Shower Room
Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, shower, downlighting to the ceiling, chrome heated towel rail, tiling.

Bedroom Five/Home Office
With double glazed window, central heating radiator, fitted desk and unit with shelving.

House Bathroom
Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with separate shower cubicle, tiling, chrome heated towel rail, double glazed window.

Bedroom to Rear
With double glazed window, central heating radiator.

Bedroom to Front
With fitted wardrobes and drawer units, double glazed window, central heating radiator.

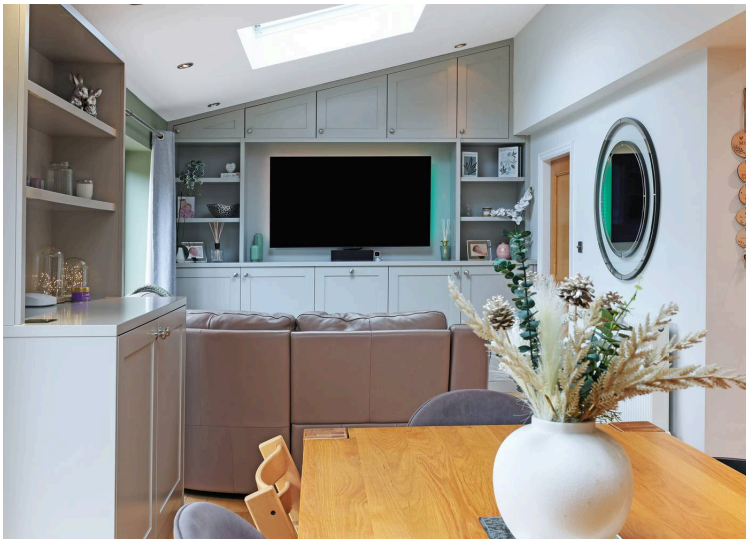
Bedroom
With double glazed window, central heating radiator.

Outside
Attractive block paved double width driveway provides ample off street parking and leads to single car garage with EV charging point, adjacent garden area with mature trees and shrubs, pathway to the side leads to level and enclosed stone paved patio with extensive lawn garden being south facing.

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

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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