



8 Beechfield, Wakefield - WF2 6AW

£425,000 Freehold

Holroyd Miller have pleasure in offering for sale this surprisingly spacious individually designed detached true bungalow occupying a convenient and sought after position within the popular suburb of Sandal south of Wakefield city centre, conveniently located within walking distance of local train station, regular bus routes and local shops and supermarkets. The accommodation briefly comprises entrance porch to reception hallway, open plan living and dining room, breakfast kitchen with adjacent utility room and small conservatory, adjacent low flush w/c, inner hallway gives access to three good sized bedrooms, two having fitted wardrobes, combined shower room. Outside, driveway provides ample off street parking and leads to single car garage, pathway to the side gives access to pleasant enclosed rear garden with covered sunporch providing shelter from the inclement summer months, lawn garden retaining a high degree of privacy. A truly enviable home which must be viewed. Awaiting Probate.

Entrance Porch

With composite double glazed entrance door and window, tiled floor leading through to...

Reception Hallway

With glazed door, opening to...

Through Living Room

With double glazed window overlooking the rear garden, double glazed stable style side entrance door leading onto the covered seating area overlooking the garden, feature fire surround with flame effect fitted gas fire, single panel radiator, opening to...

Dining Room

With double glazed window to the front, central heating radiator.

Breakfast Kitchen

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, tiled floor, double glazed window, central heating radiator.

Pantry Store

With double glazed window.

Adjacent Utility Room

With plumbing for automatic washing machine, tiled floor, double glazed window and rear entrance door, central heating radiator.

Conservatory

Being double glazed with double glazed door leading onto the rear garden.

Adjacent WC

Being tiled with double glazed window.

Inner hallway

Gives access to...

Bedroom to Front

With dual aspect double glazed windows, wash hand basin set in vanity unit, access to part boarded loft, double panel radiator.

Bedroom to Front

Having dual aspect double glazed windows, modern fitted wardrobes and drawer units, double panel radiator.

Combined Shower Room

Furnished with modern white suite with pedestal wash basin, low flush w/c, large walk-in shower being fully tiled, two double glazed windows, chrome heated towel rail, double panel radiator.

Bedroom/Home Office to Rear

With two double glazed windows overlooking the rear garden with built in wardrobes and overhead cupboards, central heating radiator.

Outside

The property is set well back from the road with driveway providing ample off street parking leading to garage with automated garage door (5.22m x 2.80m) with power and light laid on, useful former coal store/storage, pathway to the side leads to mainly laid to lawn garden being south facing with covered patio area, further paved area to the side with greenhouse and shed, all retaining a high degree of privacy.

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
1491 sq.ft. (138.5 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 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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