



HODSONS



16 Sandal Hall Close, Sandal, Wakefield, WF2 6ER



£234,950

 OnTheMarket.com

This outstanding family home has been substantially extended to provide spacious and versatile living space ideal for modern family requirements.

Only by way of an internal inspection will the quality of presentation on offer throughout be fully revealed. Briefly comprising; entrance hall with ground floor WC off, lounge, magnificent open plan kitchen, dining area and living room, ground floor fourth bedroom with adjacent wet room/en-suite. To the first floor are three further bedrooms, a box room and bathroom complete with attractive period style suite including freestanding roll top bath.

This property could be of particular appeal to purchasers who require living space to accommodate disabled or older relatives. The house also has uPVC double glazing to window units, house alarm system, a gas fired central heating system, off road parking and relatively low maintenance gardens to both the front and rear. Situated in the highly regarded area of Sandal close to an excellent range of facilities including schooling for all age groups, range of shops for everyday essentials and public houses. The nearby M1 motorway gives direct access to the major commercial centres of the north, whilst the train station at Sandal and Agbrigg is ideal for a commuter with destinations further afield, with regular trains to Leeds, Wakefield and Sheffield.

GROUND FLOOR

ENTRANCE HALL

Composite panelled and part double glazed main entrance door, staircase leading to the first floor landing, tiled flooring, central heating radiator.

GROUND FLOOR WC

Modern suite in white comprising low flush WC, vanity wash hand basin with storage cupboard beneath, tiled flooring, uPVC double glazed window to the front, central heating radiator.

LOUNGE

uPVC double glazed deep bay window with view over the front, Living Flame effect fire in feature cast iron stove and attractive fire surround, glazed double doors leading through to:



SPACIOUS OPEN PLAN KITCHEN, DINING AND LIVING AREA

An outstanding space ideal for modern family requirements, the kitchen is fitted with a range of attractive and modern base and wall mounted units with coordinate worksurfaces, ceramic sink unit with single drainer, half sink and hand shower attachment, fitted stainless steel electric oven with four ring hob and fan canopy above, plumbing for automatic washing machine, dishwasher, stable style side entrance door. The sitting area has a part sloping ceiling with double glazed Velux window inset and uPVC double glazed French doors leading out to the rear garden.



BEDROOM 4/STUDY

A useful room which could be used for a variety of purposes, tiled flooring, chrome wall mounted contemporary style central heating radiator, uPVC double glazed door with side windows leading out to the rear garden.



EN-SUITE WET ROOM

Electric shower in part tiled surround, pedestal wash hand basin with chrome monoblock mixer tap, low flush WC, central heating radiator, uPVC double glazed window to the rear.



FIRST FLOOR

LANDING

Loft access point.

BEDROOM 1

Two uPVC double glazed windows to the front, central heating radiator, built-in storage cupboard.



BEDROOM 2

Two uPVC double glazed windows to the rear, central heating radiator, half wood panelled walls.



EXTENDED BEDROOM 3

Two uPVC double glazed windows to the front, storage cupboard with louvered doors built over the bulkhead, loft access point, central heating radiator.

BATHROOM

Fitted with an attractive period style suite in white comprising freestanding roll top bath complete with claw feet and hand shower attachment, shower in tiled and glazed corner cubicle, pedestal wash hand basin, low flush WC, tiled flooring, two uPVC double glazed windows to the rear.



BOX ROOM/WALK-IN WARDROBE

With fitted shelf and hanging rail.

OUTSIDE

To the front of the property double timber gates give access to a stone chipped driveway offering off road parking. A gated path leads to the front entrance door with canopy above. The front garden is lawned with brick dwarf wall to the front boundary and timber fencing to the side. Secure gated path leads down the side of the house to the rear which offers a full patio area enclosed by timber fencing, providing an excellent space for outdoor entertaining and a secure environment for children and pets alike.



DIRECTIONS

Leave Wakefield city centre via Kirkgate over Chantry Bridge along the A61 Barnsley Road. Follow this road to the traffic lights at the junction with Walton Lane and turn left. From here take the third turning on the left onto Sandal Hall Close where No. 16 can be found off to the right hand side identified by our for sale board.

BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

SERVICES

Mains gas, electricity, water supply and drainage are available to the property.

TENURE

Freehold.

COUNCIL TAX

Wakefield MDC Property Band C.

MEASUREMENTS

All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc

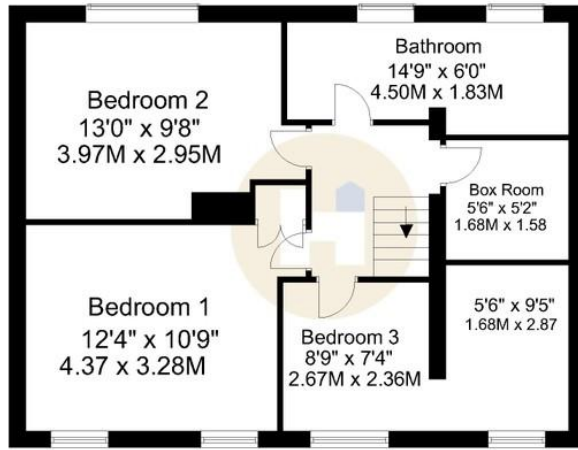
FIXTURES & FITTINGS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, light fittings, floor coverings, curtains, blinds, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

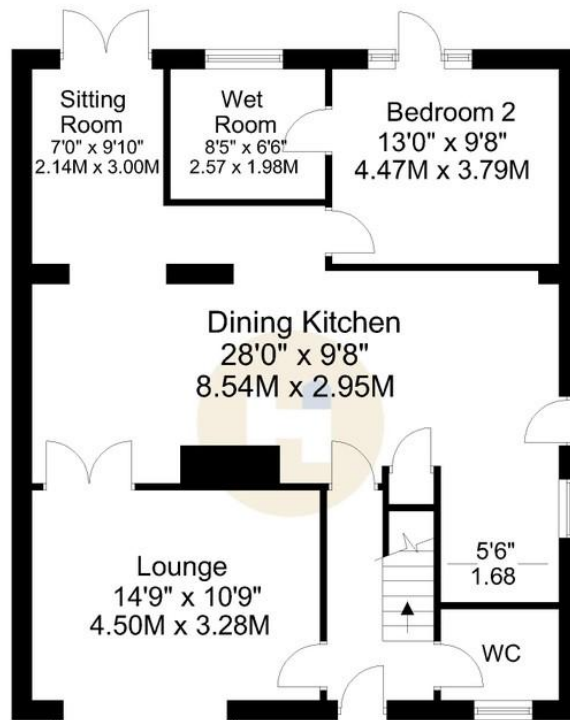
AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

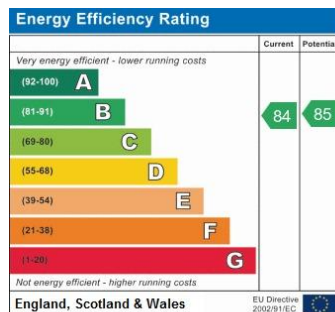




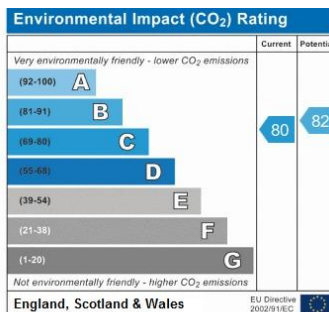
First Floor Plan



Ground Floor Plan



Address:
16 Sandal Hall Close Sandal Wakefield WF2 6ER



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements