



24 Walton Station Lane

Sandal, Wakefield, WF2 6HP

For Sale
£700,000

Dare to be different!! - A truly individually designed detached family home having the “wow factor” of a purpose-built indoor swimming pool together with feature garden room or possible gym with feature turret roof, further extension provides excellent family room with large picture windows overlooking the south facing rear garden, open plan kitchen with doors leading onto the garden, open plan dining/living room. To the first floor four bedrooms, house bathroom with separate shower, open views to both front, side and rear with driveway providing ample off street parking leading to integral garages, generous garden plot offering tremendous potential and situated in this ever sought after location on the edge of Sandal adjoining open countryside yet only a short distance from Wakefield city centre and its excellent range of schools and amenities, easy access to the motorway network and local rail services for those travelling throughout the region. A truly unique opportunity offered with No Chain, Viewing Essential.

ENTRANCE HALL

With feature flooring, downlighting to the ceiling.

CLOAKROOM

Having pedestal wash basin, low flush w/c, single panel radiator.

LIVING ROOM

19' 10" x 21' 4" (6.05m x 6.52m) max

With two large picture windows being double glazed, feature display shelving, open staircase with feature radiator, rustic timber flooring, opening to...

DINING AREA

8' 2" x 8' 2" (2.5m x 2.5m)

With large picture double glazed window, feature flooring.

FAMILY ROOM

26' 9" x 15' 1" (8.16m x 4.60m)

Forming part of an extension with two large picture double glazed windows overlooking the rear garden.

KITCHEN

28' 9" x 8' 9" (8.77m x 2.69m)

Superbly appointed with a range of oak hand painted cream shaker style fronted wall and base units, contrasting granite worktops, under mounted sink with mixer tap unit, integrated dishwasher, Falcon Range oven with extractor hood over, plumbing for fridge freezer, double glazed windows overlook the rear garden with rear entrance door, feature engineered rustic timber flooring.

INNER HALLWAY

With storage cupboard containing central heating boiler with tongue and groove pine paneling, access doors to garage, feature lift gives access to the master bedroom, tiled floor, access to indoor swimming pool.

SWIMMING POOL

32' 9" x 8' 9" (10m x 5m)

Tiled around the pool, providing seating areas with three sets of sliding patio doors leading onto the rear patio area, heated indoor pool with mosaic tiling and feature lighting.

ADJACENT BOILER ROOM

With double glazed window and rear entrance door.

SHOWER ROOM

With feature wash hand basin, walk in shower and separate low flush wc, double glazed window and downlighting.

GARDEN ROOM

Measuring 4.3m in diameter with four double glazed windows overlooking the rear garden and patio with feature turret ceiling being timber clad.

STAIRS OFF THE DINING AREA LEADS TO FIRST FLOOR LANDING

With access to loft.

MASTER BEDROOM

21' 9" x 14' 0" (6.65m x 4.27m)

With two double glazed windows overlooking the rear garden, built in fitted wardrobes with access to eaves storage, feature lift.

HOUSE BATHROOM

Furnished with modern contemporary style suite with "his n hers" wash hand basins set in feature washstand, feature free standing bath, separate walk-in shower, low flush w/c, travertine tiling, downlighting to the ceiling, chrome heated towel rail, double glazed window.

BEDROOM TO REAR

14' 9" x 8' 9" (4.51m x 2.68m)

With double glazed window, central heating radiator, open views.

BEDROOM TO FRONT

14' 6" x 10' 8" (4.43m x 3.26m)

With double glazed window making the most of the open views over the adjacent countryside, fitted shelving, central heating radiator.

BEDROOM TO SIDE

8' 0" x 8' 6" (2.44m x 2.61m)

With large picture window being double glazed with open views over adjacent countryside, central heating radiator.

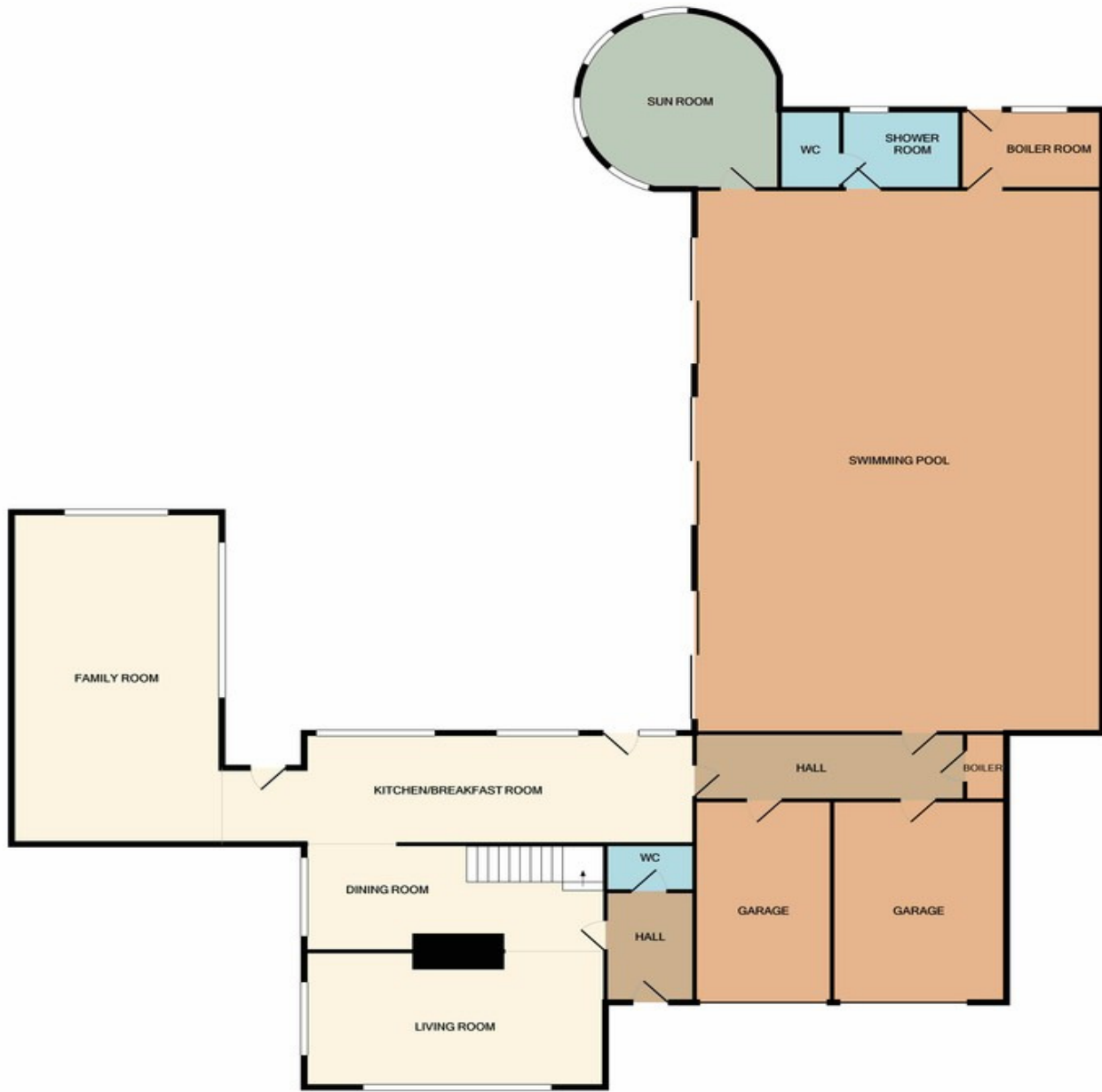
OUTSIDE

Sweeping driveway to the front provides ample off street parking with lawned garden with feature stone walling, mature fruit trees gives access to integral garages with automated up and over doors, each garage measuring (3.60m x 4.50m) with access into the house, second garage measuring (2.85m x 4.50m), further garden area to the side being mainly laid to lawn with mature hedging. To the rear, attractive block paved patio area with water feature, palm tree and mature conifer screening, extensive lawned garden areas and block paved pathways retain a high degree of privacy.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |







GROUND FLOOR
APPROX. FLOOR
AREA 3253 SQ.FT.
(302.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1129 SQ.FT.
(104.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 4381 SQ.FT. (407.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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