



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Barnsley Road
Wakefield



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Wakefield

Offers In Region Of £850,000

A COMMANDING PERIOD RESIDENCE ON AN ESPECIALLY LARGE PLOT WITH MATURE PRIVATE GROUNDS INCLUDING SWEEPING VERDANT LAWNS. IT HAS TREMENDOUS SCOPE TO EXTEND AND MODERNISE TO CREATE THAT PERFECT FOREVER HOME. THE LOCATION IS IDEAL BEING IN THE MUCH SOUGHT AFTER WAKEFIELD SUBURB OF SANDAL HAVING EXCELLENT COMMUTER LINKS BEING ONLY 17 MILES FROM LEEDS CITY CENTRE AND THREE MILES TO WAKEFIELD WESTGATE TRAIN STATION WITH ITS HIGH SPEED NON STOP SERVICE TO KINGS CROSS LONDON AND CLOSE TO THE REVERED WAKEFIELD PRIVATE SCHOOLS

A commanding period residence on an especially large plot with mature private grounds including sweeping verdant lawns. It has tremendous scope to extend and modernise to create that perfect forever home. The location is ideal being in the much sought after Wakefield suburb of Sandal having excellent commuter links being only 17 miles from Leeds City Centre and three miles to Wakefield Westgate train station with its high speed non stop service to Kings Cross London and close to the revered Wakefield private schools.

Having no upper chain the property offers a more simple purchase and is ready to move into. It also offers scope for the land to be developed with additional properties, subject to planning. The internal features of the property are quite striking and briefly comprises; outer entrance porch leading to dining hall with feature open staircase, living room with feature fireplace, sitting room/snug, breakfast room, separate kitchen, cloakroom/w.c. To the first floor, four good sized bedrooms, guest bedroom having access onto a balcony, two



bathrooms, separate w/c. Outside, generous mainly laid to lawn gardens to the front, side and rear retaining a high degree of privacy with mature trees and shrubs, sweeping driveway leads to integrated garage.

Outer Entrance Porch, leads to;

DINING HALL

14' 11" x 16' 4" (4.55m x 5.22m)

With feature fire surround with tiled inset and hearth, feature open staircase with under stairs storage cupboard, leaded window, central heating radiator.

CLOAKROOM

With wash hand basin.

BREAKFAST ROOM

13' 3" x 9' 2" (4.04m x 2.81m)

With storage cupboard containing central heating boiler, double panel radiator.

KITCHEN

6' 6" x 8' 2" (2.88m x 2.51m)

Fitted with a matching range of painted oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, rear entrance door and window.

LIVING ROOM

19' 0" x 13' 2" (5.8m x 4.02m)

A light and airy room with double glazed windows to two aspects, feature polished wood mantle with open grate, single and double panel radiators.

SITTING/FAMILY ROOM

With sliding double glazed patio doors leading onto the rear garden, double glazed window, central heating radiator.

Stairs Lead to...

FIRST FLOOR LANDING

With two built in storage cupboards, single panel radiator, leaded window.

BATHROOM

Comprising; pedestal wash basin, panelled bath, tiling, shower cubicle, double panel radiator, separate low flush w/c,

BEDROOM TO THE FRONT

13' 3" x 9' 2" (4.04m x 2.81m)

Secondary double glazed window, period style fire surround, double panel radiator.

BEDROOM

14' 11" x 9' 4" (4.55m x 2.86m)

Having fitted wardrobes, overhead cupboards, double panel radiator.

MASTER BEDROOM

13' 3" x 19' 0" (4.04m x 5.8m)

With dual aspect double glazed windows, built in wardrobes, double panel radiator.

BATHROOM

Comprising; pedestal wash basin, low flush w/c., panelled bath, tiling, double panel radiator.

GUEST BEDROOM

11' 10" x 14' 3" (3.62m x 4.36m)

With built in fitted wardrobes, double glazed French doors leading onto balcony overlooking the rear garden, double panel radiator.



OUTSIDE

The property is set well back from Barnsley Road with sweeping driveway providing ample off street parking and leading to the rear of the property to integral garage with up and over door. The property stands in generous grounds with mainly laid to lawn gardens to the front, side and rear with vegetable garden, mature trees and shrubs retain a high degree of privacy.

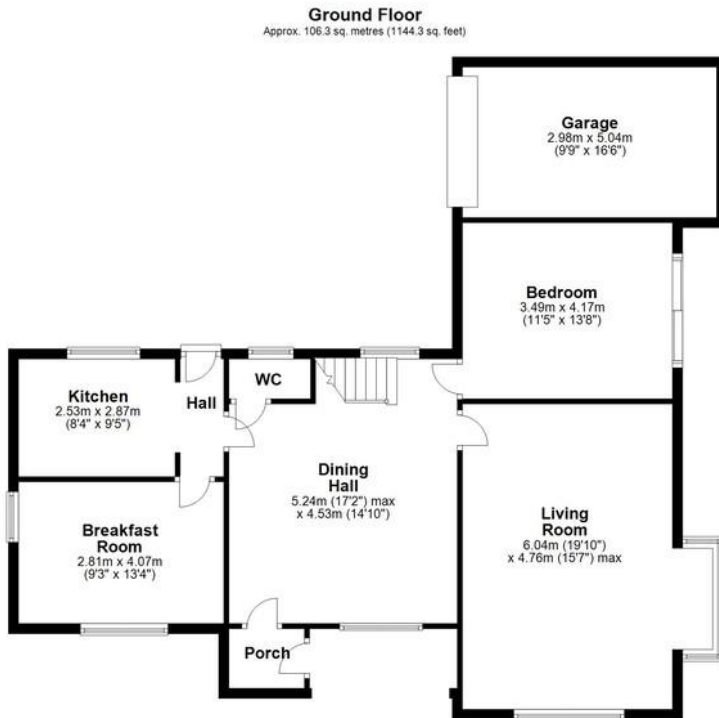
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AGENT NOTES

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Total area: approx. 205.3 sq. metres (2210.3 sq. feet)





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