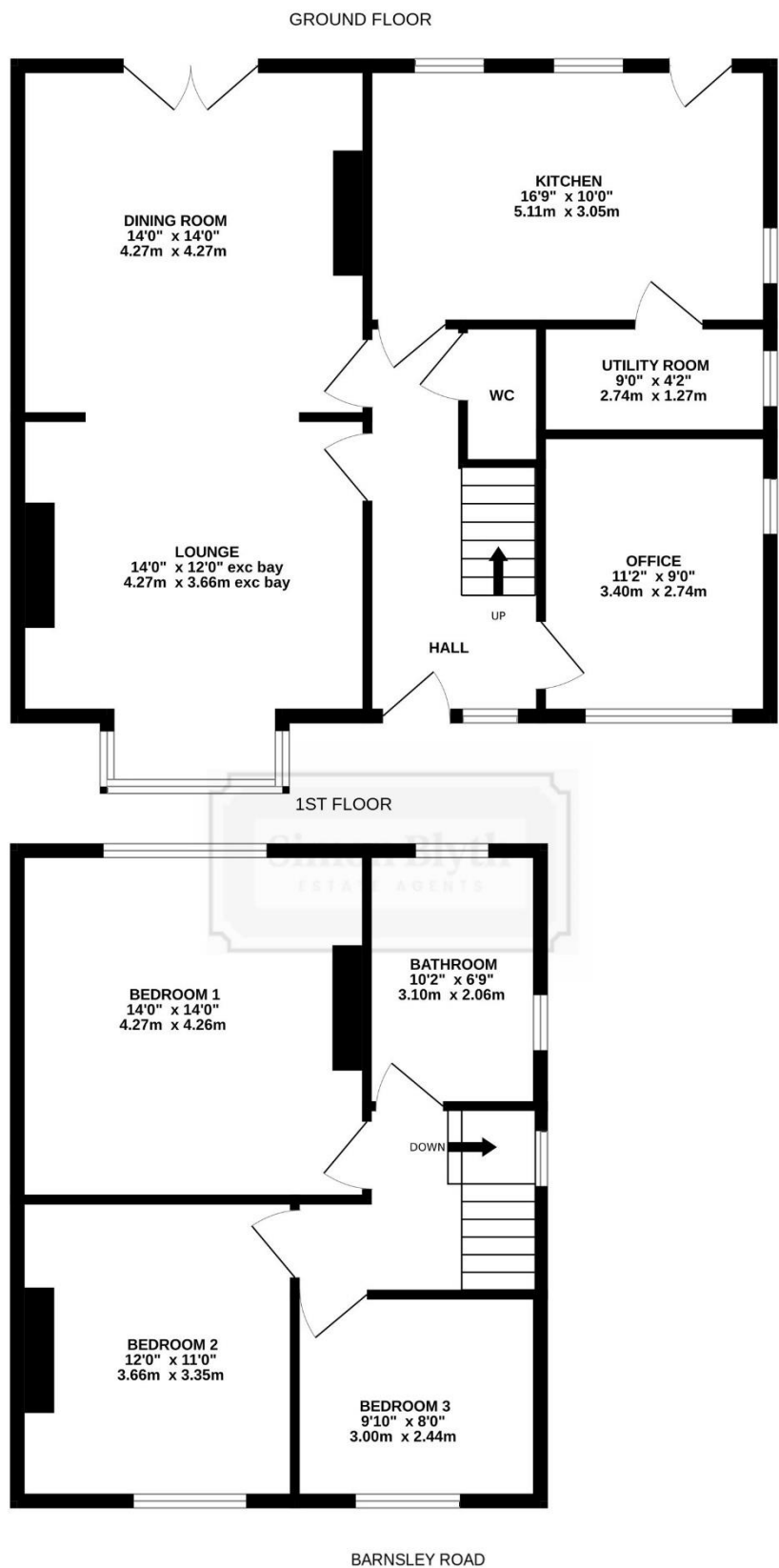




425 BARNSELY ROAD, WAKEFIELD, WF2 6BG



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PROPERTY DESCRIPTION

SUPERBLY PRESENTED, THREE/FOUR BEDROOM, SEMI-DETACHED FAMILY HOME, OCCUPYING AN ELEVATED POSITION AND SITUATED IN THE SOUGHT AFTER VILLAGE OF SANDAL. BEAUTIFULLY PRESENTED, WITH PERIOD CHARM AND CHARACTER FEATURES BLENDED WITH MODERN CONTEMPORARY FIXTURES AND FITTINGS. THE PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION, DRIVEWAY AND DETACHED GARAGE. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

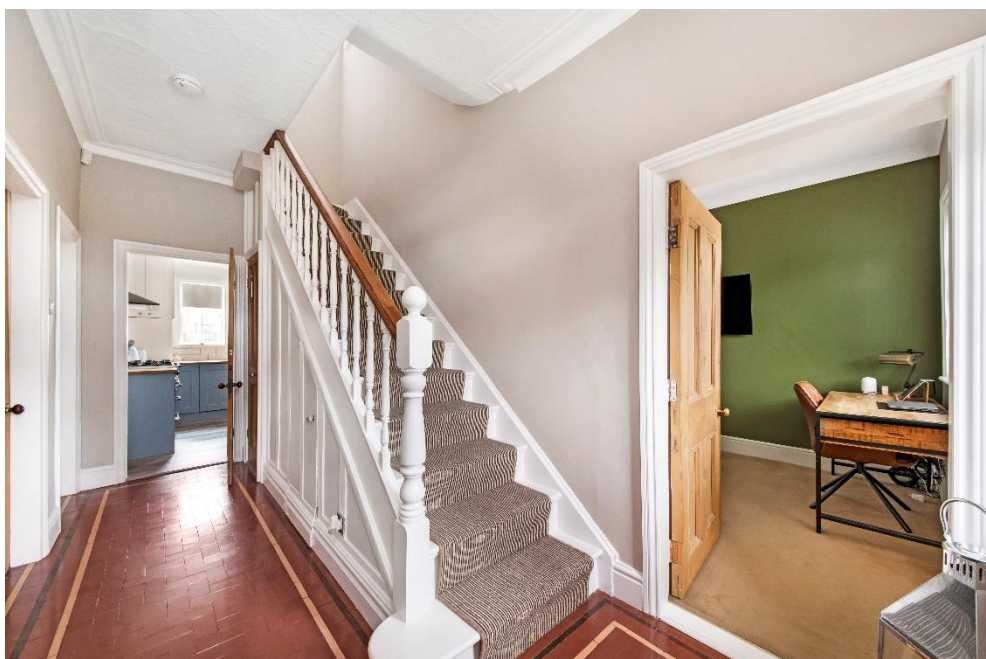
The property accommodation briefly comprises of entrance hall with period Victorian style tiled flooring, lounge, formal dining room, open-plan dining-kitchen, utility/pantry and home office/ ground floor bedroom. To the first floor there are three bedrooms and the house bathroom. Externally there is an enclosed lawn garden to the front with flagged patio area and continues down the side of the property, to the rear is an additional flagged patio, ideal for alfresco dining which leads to a lawn area. At the bottom of the garden is a hardstanding for summer house. There is a driveway leading to a detached garage.

Offers Around £420,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a solid double glazed wooden front door with obscure glazed inserts and leaded detailing into the entrance hall. There is a double glazed window to the front elevation with pleasant views across the front gardens, fabulous cornice into the ceiling and attractive period tiled flooring. A staircase rises to the first floor with wooden banister and traditional spindle balustrade and there is a useful understairs cupboard and a vertical column radiator. Multipaneled doors provide access to the lounge, second sitting room, formal dining room, breakfast kitchen and downstairs W.C.



DOWNSTAIRS W.C.

The downstairs W.C. features a modern contemporary two piece suite which comprises of a low level W.C. with push button flush and a wall hung wash hand basin with chrome taps and attractive tiled splashback. There is tiled flooring, an inset spotlight to the ceiling, an extractor fan and a vertical cast iron column radiator.



LOUNGE

Measurements – 14'0" x 12'0" exc bay (4.27m x 3.66m exc bay)

As the photography suggests, the lounge is a generously proportioned reception room which enjoys a great deal of natural light which cascades through the double glazed bay window to the front elevation with a window seat beneath. There is decorative cornice into the ceiling, a decorative picture rail, bespoke fitted cupboards at either side of the chimney breast and the focal point of the room is the decorative cast iron period fireplace with tiled inset set upon a raised tiled hearth. The lounge has a vertical cast iron column radiator and a double doorway seamlessly leads into the dining room.





DINING ROOM

Measurements – 14'0" x 14'0" (4.27m x 4.27m)

The dining room again has tall ceilings with decorative coving on display, a decorative picture rail, a central ceiling light point and a cast iron column radiator. There is attractive period terracotta tiled flooring and a beautiful living flame effect cast iron fireplace with tiled inset set upon a raised tile hearth and with ornate mantel surround. There is a recessed cupboard into the alcove with display shelving and double glazed French doors with integrated blinds leads seamlessly out to the gardens.



BREAKFAST KITCHEN

Measurements – 16'9" x 10'0" (5.11m x 3.05m)

The breakfast kitchen enjoys a great deal of natural light which cascades through the dual aspect windows with two double glazed windows to the side elevation and two to the rear. The windows provide a great deal of natural light and provide pleasant views across the property's gardens. There is decorative coving to the ceilings, inset spotlighting, a cast iron column radiator and a ceiling light point over the dining area. The kitchen features a wide range of fitted base units with shaker style cupboard fronts and with complimentary oak work surfaces over which incorporate a one and a half bowl ceramic sink and drainer unit with chrome mixer tap. There is a five ring Range cooker with high gloss brick effect tiling to the splash areas, canopy style cooker hood over and a built in dishwasher. The kitchen then has a timber and glazed door with obscure glazed inserts and leaded detailing providing access to the gardens, and a multipaneled timber door proceeds into the pantry/utility.





PANTRY/UTILITY ROOM

Measurements – 9'0" x 4'2" (2.74m x 1.27m)

The pantry/utility room features fitted base units, again, with shaker style cupboard fronts and oak work surfaces over. There is plumbing and provisions for an automatic washing machine and space for a tumble dryer. There is space for a tall standing fridge and freezer unit and fitted shelving for use of the pantry. There is decorative coving to the ceiling, inset spotlighting, a loft hatch providing access to a useful storage area and a double glazed window to the side elevation providing natural light.



OFFICE/SECOND SITTING ROOM

Measurements – 11'2" x 9'0" (3.40m x 2.74m)

This versatile space can be utilised perhaps as a ground floor occasional bedroom, a home office or playroom. There are dual aspect windows to the front and side elevations providing a wealth of natural light. The window to the front elevation provides pleasant views across the property's front gardens and there is a ceiling light point, a radiator and decorative coving.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features a double glazed window to the side elevation and multipaneled timber doors providing access to three well-proportioned bedrooms and the house bathroom. There is decorative coving to the ceiling, a radiator, a traditional banister with spindle balustrade and newel post over the stairwell head and a loft hatch provides access to a useful attic space.



BEDROOM ONE

Measurements – 14'0" x 14'0" (4.27m x 4.26m)

Bedroom one is a fabulously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double glaze windows to the rear elevation with pleasant views of the rear garden, tall ceilings with decorative coving, a central ceiling light point and a radiator.





BEDROOM TWO

Measurements – 12'0" x 11'0" (3.66m x 3.35m)

Bedroom two, again, is a light and airy double bedroom which has ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a cast iron column radiator and a bank of windows to the front elevation providing pleasant open aspect views with a tree lined backdrop. The focal point of the room is the decorative cast iron fireplace with brick inset set upon a raised tiled hearth.





BEDROOM THREE

Measurements – 9'10" x 8'0" (3.00m x 2.44m)

Bedroom three can accommodate a double bed with ample space for free standing furniture. The room is currently being utilised as a dressing room and features a bank of double glazed windows to the front elevation sharing pleasant views to bedroom two. There is decorative coving to the ceiling, inset spotlighting and a radiator.



HOUSE BATHROOM

Measurements – 10'2" x 6'9" (3.10m x 2.06m)

The house bathroom features a traditional style four piece suite which comprises of a freestanding claw foot rolled top bath with shower head and mixer tap, a low level W.C. with raised pull chain cistern, a fixed frame shower cubicle with thermostatic rainfall shower and with a separate hand held attachment and a broad pedestal wash hand basin. There is attractive tiled flooring, high gloss brick effect tiling to dado height and splash areas, dual aspect double glazed windows with obscured glass to the rear and side elevations and a ceiling light point. Additionally, there is decorative coving and a cast iron column radiator.



OUTSIDE

Externally to the front there is a pedestrian gate providing access directly from Barnsley Road. the front garden features a level lawn with a flagged patio area ideal for sitting out, the garden is elevated from the roadside so is particularly private and continues with a pathway down the side of the property.

The property benefits from a driveway providing off street parking which is accessed off of Carr Lane. The driveway leads to a detached garage which has lighting and power in situ. The rear garden is laid predominantly to lawn with a flagged patio ideal for alfresco dining and barbequing, and at the bottom of the garden there is a flagged hard standing with space for a summer house or garden shed. There are maturing laurel hedge borders and well stocked flower and shrub beds giving the gardens a fabulous look.





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ADDITIONAL INFORMATION

It should be noted that the property has external lighting, double glazing, gas fired central heating and an alarm system. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - B

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/09/2025

PROPERTY VIEWING NOTES

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