



## 2 Chevet Park Court, Sandal - WF2 6QS

£525,000

Holroyd Miller have pleasure in offering for sale this delightful double fronted Ashley stone town house occupying a truly unique position on this select development on the outskirts of Sandal and Newmillerdam, ideal for the young professional or those looking to downsize, with delightful communal courtyard with mature rose beds. The three bedroom accommodation offers a great deal of charm with sash windows, high ceilings, sunny aspect to the rear with private enclosed garden together with double garage. Located within this convenient position with delightful walks and cycle paths close to Newmillerdam country park, yet access to the motorway network and amenities within Sandal. Viewing Essential.

**Entrance Reception Hallway**

With open staircase, central heating radiator.

**Cloakroom**

Having pedestal wash basin, low flush w/c, tiling, double glazed window, central heating radiator and access to understairs storage cupboard.

**Living Room**

A light and airy room with double glazed arched window and door leading onto the rear garden. Feature fire surround and hearth, cornicing and downlighting to the ceiling.

**Breakfast Kitchen**

Well appointed with a range of light oak shaker style fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in dishwasher, Range oven with extractor hood over, quartz worktops with matching upstand, double glazed sash window overlooking the courtyard, useful built in pantry cupboard, opening to...

**Formal Dining Room**

With double glazed door leading onto the rear garden, double panel radiator.

**Stairs lead to...****First Floor Landing**

With built in storage cupboard, feature balustrade, double glazed window and double panel radiator, access to part boarded loft via loft ladder.

**House Bathroom**

Furnished with modern white suite with pedestal wash basin, low flush w/c, panelled bath, corner shower cubicle, tiling, downlighting to the ceiling, double glazed window.

**Bedroom to Front**

Having fitted wardrobes, double glazed window overlooking the courtyard, single panel radiator.

**Master Bedroom to Rear**

Having full length sliding wardrobes, double glazed window, single panel radiator.

**Ensuite Shower Room**

Having wash hand basin, low flush w/c set in back to wall furniture, shower cubicle, tiling, double glazed window, two wall lights, shaver/electric toothbrush charging point, chrome heated towel rail.

**Bedroom**

Having fitted wardrobes, double glazed window overlooking the rear garden, single panel radiator.

**Outside**

The property has a delightful communal courtyard garden, being well tended, private driveway leading to the rear of the property to a detached double garage (5.30m x 5.64m) with automated door, power and light laid on, adjacent parking. To the rear of the property mainly laid to lawn garden with paved patio area with flowering borders. Please note the property has an annual service charge £1200.00 which includes communal garden maintenance and private drainage charge resulting in significant saving on water rates.

**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.

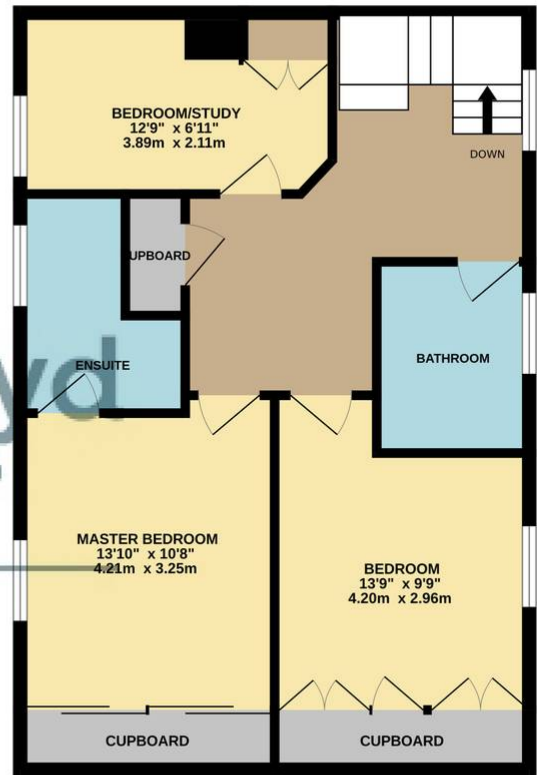




GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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