



47 Standbridge Lane, Wakefield - WF2 7EE

£359,950 Freehold

Holroyd Miller have pleasure in offering for sale this mature detached family home occupying a pleasant position set well back from Standbridge Lane, situated in this popular and convenient position of Sandal south of Wakefield city centre within walking distance of numerous amenities including, Dentist, Doctors, Supermarket and Restaurants, close to local train station and schools, access to the motorway network. The well planned interior briefly comprises entrance hall, through lounge, formal dining room, separate kitchen. To the first floor, three double bedrooms, shower room with separate w/c. Outside, generous gardens to the side and rear with attached garage. Offered with No Chain, Viewing Essential.

Entrance Hall

With double glazed entrance door, understairs storage cupboard, central heating radiator.

Living Room

A light and airy room with double glazed windows to both front and rear, feature fire surround with marble inset and hearth, flame effect fitted gas fire, two central heating radiators.

Dining Room

Situated to the side with double glazed windows, double panel radiator.

Kitchen

Fitted with matching range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, gas point for cooker, plumbing for automatic washing machine, double glazed window and rear entrance door.

Stairs lead to First Floor Landing**W/C**

Separate low flush w.c, tiling, double glazed window.

Shower Room

Furnished with modern white suite with walk-in shower, pedestal wash basin, double glazed window, airing/cylinder cupboard, single panel radiator.

Bedroom to Front

Having fitted wardrobes, overhead cupboards, double glazed window, central heating radiator, open aspect.

Bedroom to Rear

Having fitted wardrobes, overhead cupboards and drawers, double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Rear

Having double glazed window, central heating radiator, a good sized third bedroom.

Outside

The property is set well back from the road with lawn garden to the front with flowering borders, driveway provides off street parking and leads to single car garage with up and over door, central heating boiler and pedestrian rear entrance door, pathway to the side leads to generous mainly laid to lawn garden with paved patio area, all being enclosed.

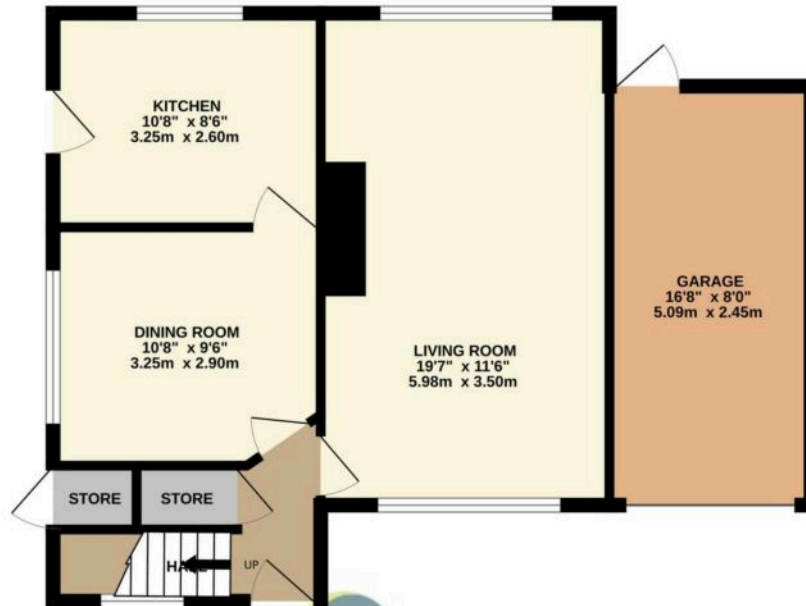
Disclaimer

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.

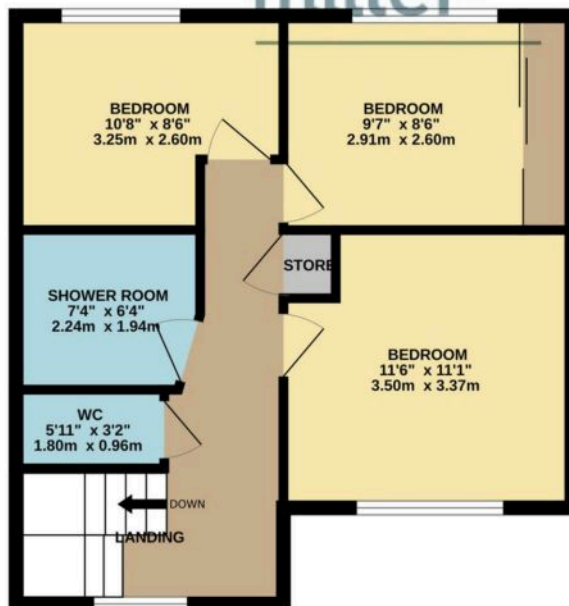




GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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