



14 WALTON STATION LANE
Sandal, Near Wakefield

Carter Jonas

14 WALTON STATION LANE, SANDAL, WAKEFIELD, WF2 6HP

Wakefield – 3 miles
Leeds – 16 miles
M1 (Junction 39) – 3 miles

An internal inspection is essential to fully appreciate this fine family home which includes two formal reception rooms and a stunning open plan family living/breakfast kitchen, four bedrooms, three bathrooms and study/bedroom five. There is also a separate outbuilding currently used as a gymnasium but perfect for a separate home office, if preferred. The suburb of Sandal is a highly regarded residential location just south of Wakefield city centre where there are excellent shops and recreational facilities close by together with most denominations of schools including Silcoates and Queen Elizabeth Grammar School. Junction 39 of the M1 is only some 3 miles away providing ready access to Leeds, Huddersfield, Manchester and Sheffield and Westgate railway station provides fast-train to London's Kings Cross in 1 hour 46 minutes.

The ground floor is approached from an impressive reception hall with turned staircase and off which is a guest cloakroom and fitted utility room. There is a well proportioned sitting room with stone fireplace and fitted gas fire in basket grate and double doors leading through to the dining room with bay window overlooking the rear garden. A feature of the ground floor is a stunning open plan family living/breakfast kitchen with a comprehensive range of luxury units complemented by granite preparation surfaces and breakfast table and a range of quality integrated appliances. The seating area has sliding bi-fold doors which lead to an extensive, Mediterranean-inspired, porcelain-tiled outside dining/living area.

The first floor is approached from the galleried landing, firstly into a lovely principal bedroom suite with a comprehensive range of quality fitted furniture and luxury bath/shower room.

AN EXCEPTIONALLY WELL PRESENTED AND LUXURIOUSLY APPOINTED DETACHED FAMILY HOME TOGETHER WITH SEPARATE HOME OFFICE/ GYMNASIUM, SET WITHIN BEAUTIFULLY TENDED GARDENS, LOCATED IN THIS POPULAR RESIDENTIAL LOCATION, ON THE SOUTHERN EDGE OF SANDAL.



Double bedroom two has an en suite shower room and there are two additional double bedrooms served by a luxury house bath/shower room together with a fitted study/home office which could be used as a fifth bedroom, if preferred.

The property is approached through a sliding electric entrance gate into a recently tarmac'd large parking area, suitable for numerous vehicles, and an integral double garage with automatic up and over door. There is a well tended lawn with flower border to the front and pathways leading into a fabulous enclosed rear garden enjoying a high degree of privacy, an extensive full width patio perfect for outside entertaining and steps leading up to a well maintained lawned garden with outbuilding, currently used as a gymnasium with store room, but could be perfect for a

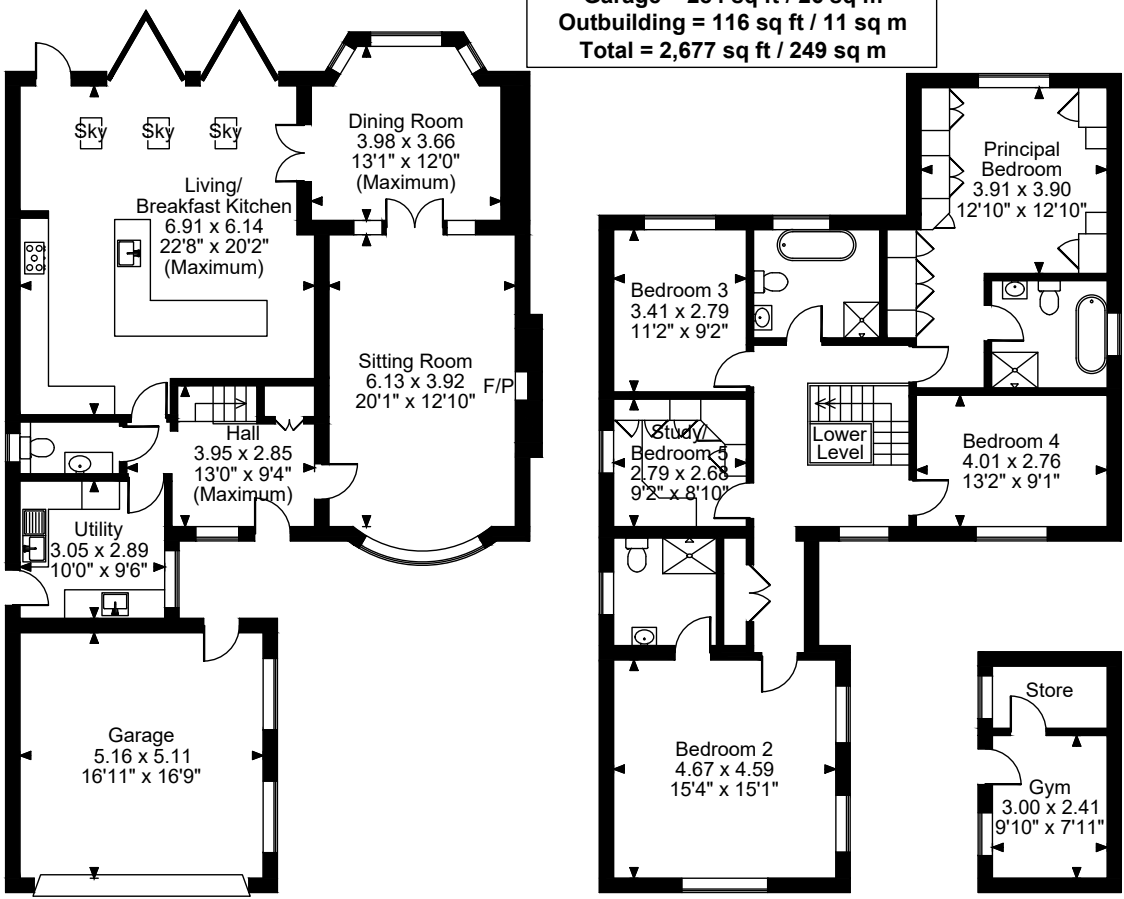
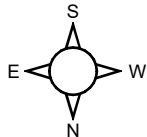
separate home office if required.

Agents note: Security alarm and CCTV system installed. Part underfloor heating to the ground floor and there is a Nest system installed.

Directions - WF2 6HP: From Junction 39 of the M1 take the A636 towards Wakefield and at the second roundabout take the fourth exit onto Asdale Road A6186 passing the country park and lake on the left. Continue for approximately 1 mile along Asdale Road and Standbridge Lane and at the traffic lights continue onto the A61 Barnsley Road. At the next traffic lights turn right onto Chevet Lane and after approximately ¼ of a mile bear left onto Walton Station Lane where the house will be found approximately 500 yards on the right hand side.



14 Walton Station Lane, Sandal
Approximate Gross Internal Area
Main House = 2,277 sq ft / 212 sq m
Garage = 284 sq ft / 26 sq m
Outbuilding = 116 sq ft / 11 sq m
Total = 2,677 sq ft / 249 sq m



Ground Floor **First Floor** **Outbuilding**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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