



3 Shaw Fold, Sandal
Wakefield



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Wakefield, WF2 7LT



Dating from the mid to late 17th century, the property has been sympathetically restored to a high standard retaining a characterful feel with some fantastic old beams and trusses and elements of stonework recycled from the nearby Sandal Castle.

A hidden gem tucked away in the heart of historic Sandal is this stunning Grade II listed five bedroom stone built family house. Dating from the mid to late 17th century, this grandly proportioned property has been thoughtfully restored to an enviable standard retaining a characterful feel with some fantastic old beams and trusses and elements of stonework recycled from the nearby Sandal Castle.

The entrance hall has a guest cloakroom off to the side as well as a built in cloaks cupboard and a door accessing the steps down to the cellar. The main sitting room is of fine proportions with sash windows overlooking the garden and a step up into the adjoining dining area. There is a further separate living room, again with sash windows and an external door through to the garden. The kitchen is also of grand proportions overlooking the gardens and is fitted with a particularly high specification range of units with integrated appliances. To the first floor the large principal bedroom has an en suite shower room and a walk in wardrobe with two further large double bedrooms being served by a well appointed family bathroom. There are two further characterful bedrooms on the second floor that take full advantage of the beamed and trussed ceilings. Outside the property has a lovely walled courtyard garden that is enclosed for privacy and shelter with raised beds and a useful wooden shed. There is a driveway to the front offering private off street parking for two vehicles.

The property is situated in a tucked away position in the heart of Sandal within easy reach of the Castle and the railway station as well as local shops and schools. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.





ACCOMMODATION

ENTRANCE HALL

With a period entrance door together with mullioned window and having a ceramic tiled floor with underfloor heating, central heating radiator and oak staircase leading to the first floor with a door to the cellar steps. Built in cloaks cupboard.

GUEST W.C./UTILITY

Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin. Central heating radiator, extractor fan, space and plumbing for a washing machine stacked with a tumble dryer.

SITTING ROOM

Two sash windows with shutters to the front, two central heating radiators and a feature raised fireplace with a stone interior and hearth housing a large cast iron wood burning stove. Beamed ceiling and, step up to the adjoining dining area.

DINING AREA

Two windows to the rear, two central heating radiators, solid oak flooring.

LIVING ROOM

Two sash windows and an external door to the garden, contemporary style central heating radiator and a feature former fireplace with a stone surround and cast iron insert. Engineered graphite oak and stone flooring. Built in full height cupboard.

KITCHEN

Fitted to a stunning standard with a lovely cream fronted range of contemporary style units with laminate work tops, part glazed and part laminate splashback incorporating a stainless steel sink unit and a six ring Siemens stainless steel gas hob with Miele filter hood over. Integrated Miele dishwasher, built in Siemens combination oven and separate Siemens steam assist oven, warming drawer and two full height Miele integrated fridge freezers. Matching peninsular breakfast bar, two contemporary style central heating radiators, windows to the garden and side, external door to the garden. Former fireplace with stone insert and hearth. Solid oak flooring and beamed ceiling.

CELLAR

A very useful reduced height room providing valuable storage space and also housing the Valliant gas fired central heating boiler and pressurised hot water cylinder.

CENTRAL LANDING

Twin staircases lead to the second floor. Heavy Oak beamed and trussed ceiling with two Conservation roof lights. Useful built in store room.





PRINCIPAL BEDROOM

Two sash windows to the garden and an additional window to the side, two contemporary style vertical central heating radiators and Georgian hob grate fireplace. Walk in wardrobe providing useful additional storage space and having a central heating radiator.

EN SUITE

Window to the garden, tiled floor and part tiled walls. Fitted with a quality white and chrome four piece suite comprising large shower cubicle with twin head shower, wall mounted wash basin, low suite w.c. with concealed cistern and bidet. Chrome ladder style heated towel rail, extractor fan and heated mirror.

BEDROOM TWO

With a double central heating radiator, two sash windows to the garden, former fireplace reveal with a massive stone mantle and stone interior and hearth.

BEDROOM THREE

Two sash windows, double central heating radiator. Beamed ceiling.

BATHROOM/W.C.

Sash window to the garden and fitted to a lovely standard with a white and chrome three piece suite comprising panelled bath with shower over and hinged glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, heated mirror and extractor fan.

BEDROOM FOUR

Windows to both the front and rear, part exposed stone walls and a most characterful sloping ceiling taking full advantage of the historic beams and trusses. Two central heating radiators.

BEDROOM FIVE

With part exposed stone walls, characterful beamed and trussed ceilings. Window to the garden and central heating radiator.

OUTSIDE

The property benefits from a gorgeous large walled courtyard garden on multiple levels with stone paved seating areas ideal for outside entertaining as well as having a substantial wooden storage shed and raised beds. The property is surrounded by substantial walls providing a sheltered and peaceful South facing terrace. Driveway to the front with parking for two vehicles.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We put a lot of love, care and innovation into a 7 year sensitive restoration to create a beautiful, peaceful and hospitable home, and have loved calling it home for 21 years."

COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.





OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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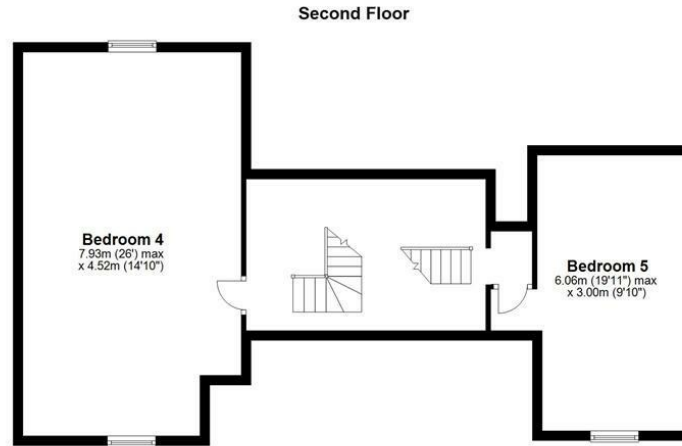
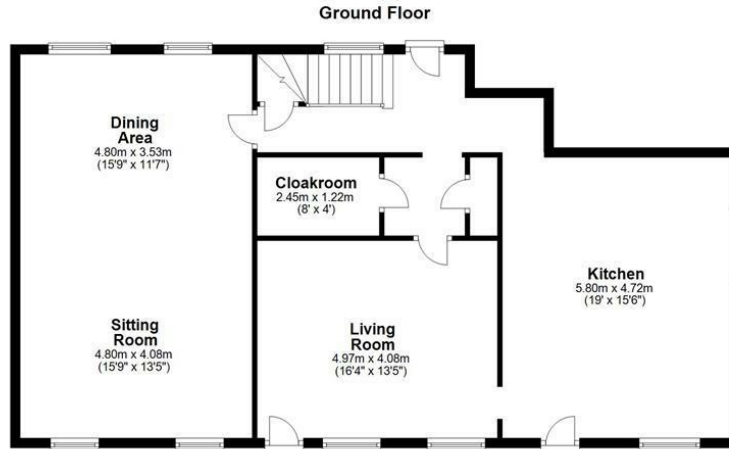
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CONVEYANCING

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