



3 Shaw Fold, Wakefield - WF2 7LT

£450,000 Freehold

Holroyd Miller have pleasure in offering for sale "Shaw Fold Cottage" a stone built period Grade Two Listed home, offering extensive five-bedroom accommodation over three levels, dating back from the mid to late 17th Century and restored to a high standard. For those looking for something a little bit different look no further. The property oozes original features including exposed stonework, beams and trusses, fireplaces, windows with built in shutters. An internal inspection is essential to appreciate the extensive accommodation on offer, located in the heart of Sandal south of Wakefield city centre within walking distance of local train station, shops, schools and access to the motorway network. Outside, ample off-street parking, delightful walled garden with Yorkshire Stone paved patio areas and raised flower beds. For those looking for a unique period home look no further, easy access to the motorway network. **Offered with No Chain.**

Entrance Hall

With feature open staircase, tiled floor, built in storage cupboard.

Cloakroom/Utility Room

Having wash hand basin, low flush w/c, extractor fan, space for automatic washing and tumble dryer.

Open Plan Lounge/Dining Room

Having feature sash windows to both front and rear, exposed beam work, feature Inglenook fireplace with log burner, oak flooring, four central heating radiators, a superb entertaining room.

Large Breakfast Kitchen

Fitted with a stunning range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, six ring stainless steel gas hob with Miele filter hood over, integrated Miele dishwasher, built in Siemens combination oven and separate steam oven, warming drawer, two full height Miele integrated fridge freezers, extension of the peninsula breakfast bar, two contemporary style central heating radiators, windows to the front and side making this a light and airy room with external door leading onto the garden, former fireplace with stone insert and hearth, oak flooring, beamed ceiling, access to useful cellar.

Cellar

Providing valuable storage and housing the Valliant central heating boiler and pressurised hot water cylinder.

Family Room

Having two sash windows with built in shutters and door leading onto the garden, oak flooring, stone fire surround with cast iron inset, central heating radiator, built in storage, a superb entertaining room.

Stairs Lead To First Floor Landing

Master Bedroom

Having dual aspect windows, feature fire surround contemporary style radiators. Walk in wardrobe with hanging space and storage, central heating radiator.

Ensuite Shower Room

Comprising wall mounted wash hand basin, low flush w/c with concealed cistern, large shower cubicle with twin head shower, bidet, feature chrome heated towel rail, extractor fan and heated mirror.

Bedroom

Having exposed beamwork, two sash windows, central heating radiator.

Bedroom

Having feature fire place with stone mantle and inset and hearth, central heating radiator.

House Bathroom

Furnished with white suite with chrome fittings, having low flush w/c, pedestal wash basin, tiled bath with shower over and shower screen, chrome heated towel rail, heated mirror and extractor fan.

Two Seperate Staircases lead to the Second Floor

Bedroom

With exposed beamwork and stone work, having restricted head room in parts but offering tremendous amounts of space and ideal for those looking to work from home.

Further Bedroom

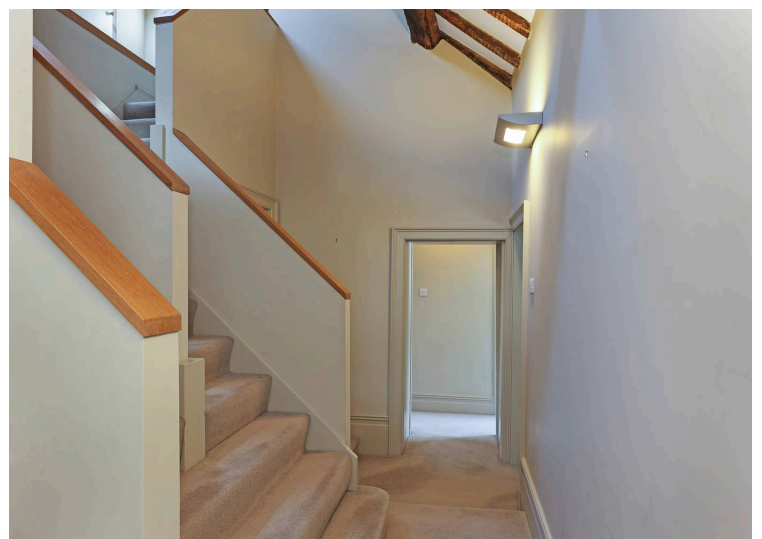
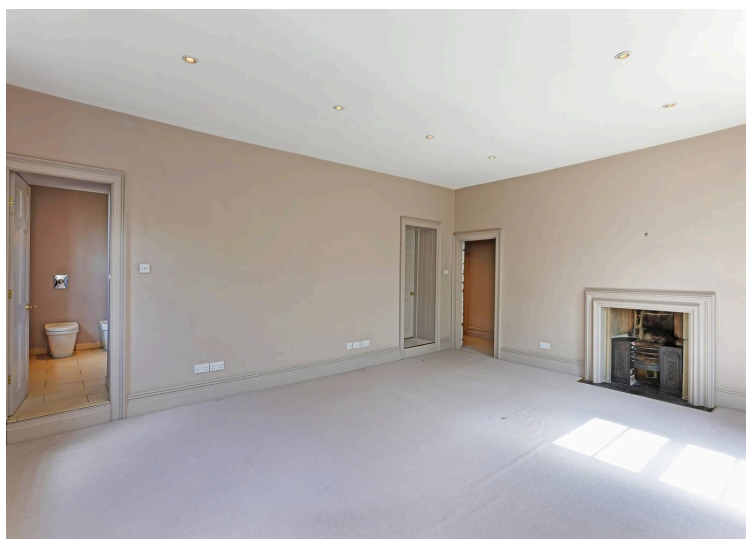
Again, having exposed stone work and beams, offering excellent space for teenager or guest.

Outside

There is a privately owned driveway to the property, tarmacadam area for parking for a least two vehicles. The property is approached from the rear off Barnsley Road A61, the south facing walled garden offers complete privacy with extensive Yorkshire Stone paved patio areas, steps lead to raised areas with flowering borders. A truly unique home which must be viewed.

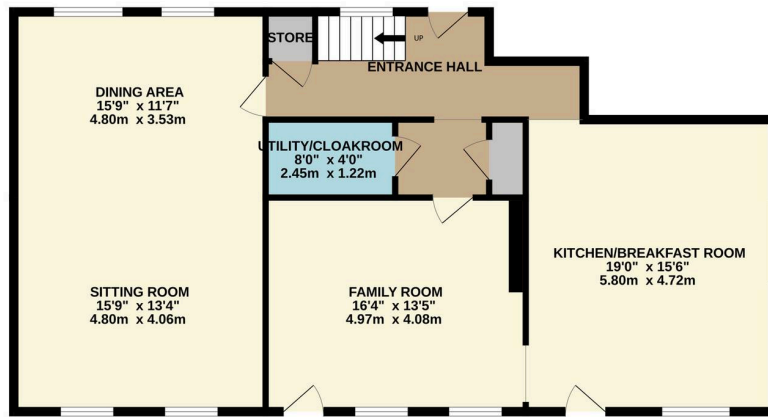
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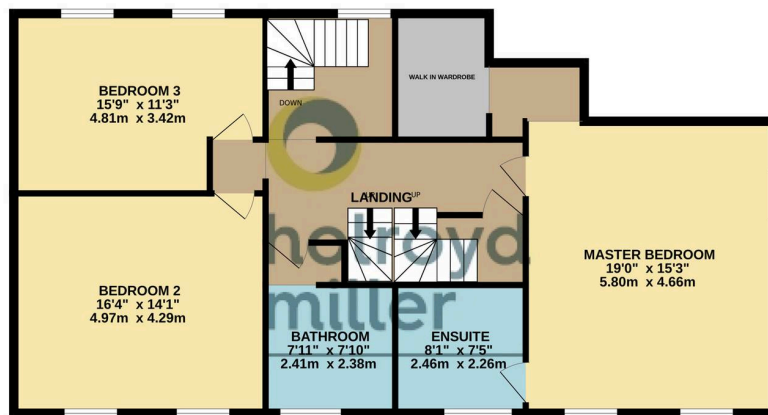




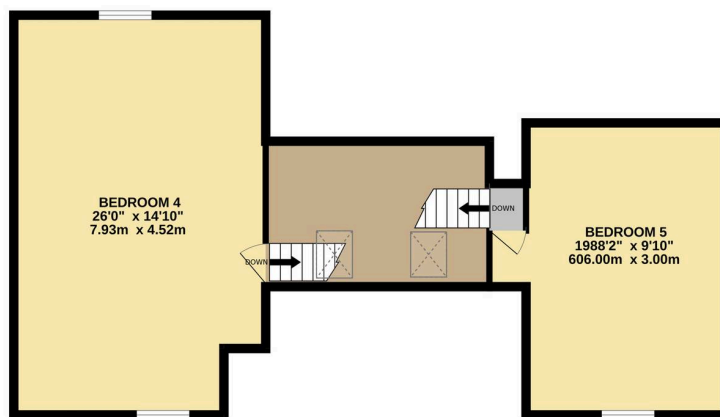
GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



2ND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2936 sq.ft. (272.7 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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