

35 CASTLE ROAD  
SANDAL  
WAKEFIELD  
WF2 7LX



HODSONS



**A truly outstanding extended semi-detached family home offering over 2,000 sq. ft of versatile living space, stylishly presented throughout and set within the highly sought-after residential area of Sandal. The property combines character features with modern design, creating a warm yet contemporary home ideal for family buyers.**

The accommodation briefly comprises an inviting entrance hall, spacious lounge with feature bay window and wood-burning stove, a separate sitting room with French doors opening to the garden, and a magnificent open-plan kitchen and dining space – the heart of the home – with a full range of quality units, integrated appliances, and ample entertaining space enjoying garden views. A utility room and ground floor W.C. complete the ground floor.

On the first floor there are four generously sized bedrooms, including a master with en suite shower room, along with a stylishly appointed main family bathroom. A further staircase leads to the converted loft which offers a flexible space, currently used as a bedroom with a small landing/study area – perfect as a home office, guest suite, or playroom.

Externally, the home benefits from a pebbled driveway with ample parking and a neat front lawn with planted borders. To the rear, a private and enclosed garden provides generous lawned areas, paved patios for entertaining, and secure gated access.

Situated in Sandal, one of Wakefield's most desirable residential locations, the property enjoys excellent access to local schools, shops, Sandal & Agbrigg railway station, and the M1 motorway network for those commuting further afield.

Viewing is strongly recommended to appreciate the size, quality and flexibility of this exceptional family home.









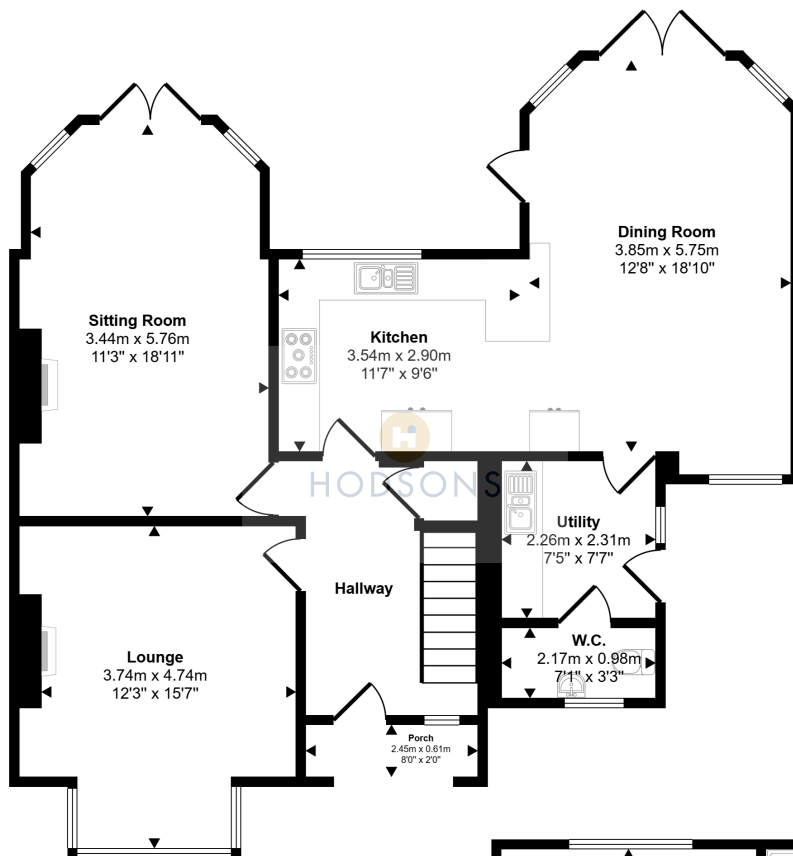








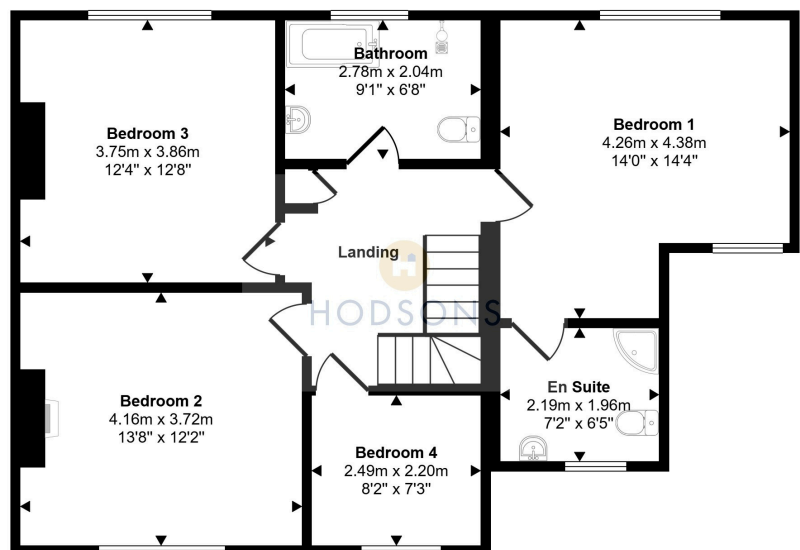




**Ground Floor**  
Approx 92 sq m / 995 sq ft

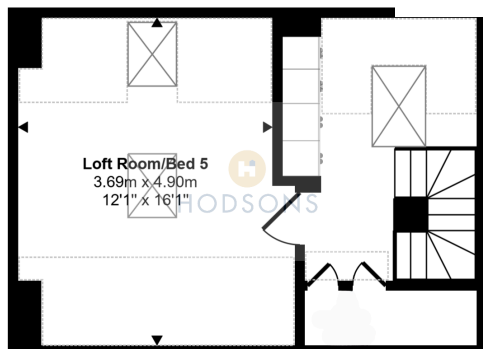
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to be taken as a guarantee of accuracy. And no responsibility is taken for any error, omission or misstatement.



**First Floor**  
Approx 75 sq m / 808 sq ft

Denotes head height below 1.5m



**Second Floor**  
Approx 33 sq m / 353 sq ft

Denotes head height below 1.5m





**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to mains water, electricity, drainage. The central heating is provided by mains gas**  
**Council Tax - Wakefield Council Band E**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements