

# MoveNow Properties



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**FOR SALE**

**Mountbatten Avenue, Sandal,**

**WF2 6HE**

**4 Bedroom, Detached Home**

**£450,000 OIRO**



Movenowproperties are delighted to present this stunning double-fronted home, offering spacious living areas, breathtaking countryside views, and modern comforts throughout. Situated in a highly sought-after location, this true family home boasts four generously sized double bedrooms, two bathrooms, two reception rooms, an integral garage, and a beautifully landscaped rear garden overlooking open fields.

- **Four Generously Sized Double Bedrooms** – Offering ample space for family living and comfort.
- **Impressive Double-Fronted Detached Family Home** – A striking property with fantastic curb appeal.
  - **Two Spacious Reception Rooms** – Perfect for entertaining, relaxation, or versatile family use.
  - **Integral Garage** – Providing secure parking and additional storage space.
  - **Two Modern Bathrooms** – Including a convenient ground-floor shower room.
- **Expansive Rear Garden with Stunning Field Views** – A private outdoor retreat with breathtaking scenery.
- **Highly Sought-After Location** – Situated in a prime area, offering excellent amenities and a desirable community feel.

## Ground Floor

### Entrance

Stepping into the property through the front door, you are welcomed by an entrance porch with floor-to-ceiling obscured glass panels that flood the space with natural light. The tiled flooring leads through to the entrance hall, where the sense of space and warmth continues.

The entrance hall is both spacious and inviting, featuring wood-effect flooring, a radiator, and elegant double doors opening into the living room. A staircase leads to the first floor, with a useful under-stairs storage cupboard, and doors providing access to the dining room and a contemporary shower room.



### Living Room

The living room is an exceptional space, bathed in natural light from the large double-glazed window at the front and the patio doors at the rear, which open onto the beautifully maintained garden. A central fireplace, wall lights, and two radiators create a warm and welcoming atmosphere, making this an ideal room for relaxing or entertaining.



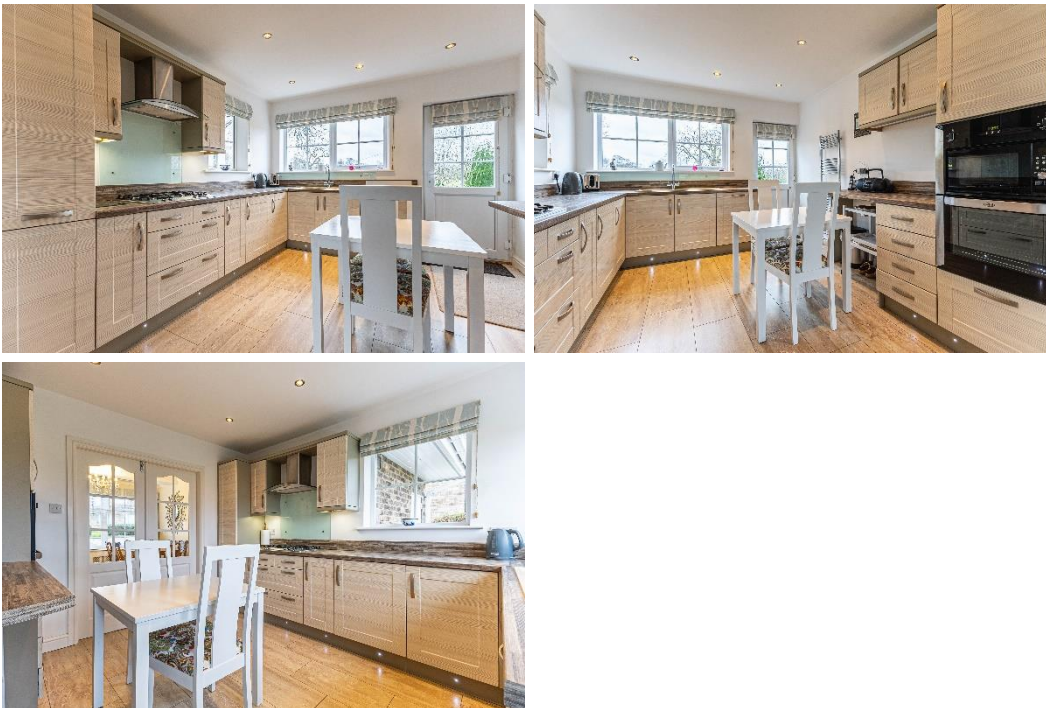
## Dining Room

The dining room is a fabulous second reception room, with a charming bay window overlooking the front garden. The space is both versatile and functional, offering direct access to the integral garage and leading seamlessly into the kitchen through double doors.



## Kitchen

The kitchen is beautifully designed with a modern, functional layout. It features a stylish range of wall and base units with complementary work surfaces and upstands, plus breakfast bar providing ample storage and workspace. The five-ring gas hob, integrated oven and microwave, and 1.5 sink with mixer tap cater perfectly to modern family life. Additional integrated appliances include a dishwasher and an under-counter fridge. The space is completed with recessed spotlights, a chrome towel heater, and double-glazed windows offering views of the side and rear garden. A UPVC door provides convenient access to the enclosed rear garden.



### **Shower Room**

Conveniently located on the ground floor, this modern shower room features a low-flush WC, a sleek wash basin, a chrome towel heater, and a spacious shower enclosure. A frosted double-glazed window overlooking the rear allows natural light whilst ensuring privacy.



### **First Floor**

Ascending the staircase, the bright and spacious landing is carpeted for comfort and features a handrail, radiator, useful storage / linen cupboard, and access to a boarded loft offering additional storage space. A double-glazed window to the rear offers stunning, uninterrupted field views, bringing a touch of countryside tranquillity indoors.



### **Bedroom 1**

The main bedroom is a generous double, offering wood-effect flooring, a radiator, and a large double-glazed window overlooking the front. Built-in wardrobes provide ample storage, maximizing space and practicality.



### **Bedroom 2**

The second bedroom is another well-proportioned double room, featuring wood-effect flooring, a large double-glazed front-facing window, a radiator, and a vanity unit with an inset sink, adding a touch of convenience.



### **Bedroom 3**

The third bedroom, positioned at the rear of the property, offers beautiful scenic views through its large double-glazed window. The room is finished with wood-effect flooring and a radiator, making it a bright and inviting space.



### **Bedroom 4**

The fourth bedroom, also a double, mirrors the same high standard of finish with wood-effect flooring, a radiator, and a double-glazed rear window offering stunning countryside views.



## Bathroom

The family bathroom is a modern and stylish retreat, fitted with a P-shaped bath, an overhead waterfall shower and additional handset, enclosed with a glass screen, a contemporary vanity unit with an inset washbasin, and a low-level WC. Chrome fixtures, including a heated towel rail, add a touch of elegance, while floor-to-ceiling tiling enhances the luxurious feel. A frosted double-glazed window to the front ensures both privacy and natural light.



## Outdoor Space

Upon arrival, you are greeted by a beautifully maintained private driveway, offering ample off-street parking. A neatly manicured front lawn with mature shrubs enhances the property's curb appeal, creating a warm and welcoming first impression.

To the rear, the spacious enclosed garden is a true highlight. The well-kept lawn, bordered by roses, mature shrubs, including apple and Victoria plum trees, and fenced boundaries, provides a peaceful retreat, while the generous patio area offers the perfect setting for private outdoor dining, entertaining or relaxation. With uninterrupted field-side views, this is a garden that truly connects indoor and outdoor living.



## Garage

The integral garage is a practical and versatile space, featuring an electric roller door, 2 double-glazed side windows, plumbing for a washing machine and space for tumble dryer, and external access to the rear garden through secure composite door. It also houses the boiler and utility meters, with additional storage space available.

### A Rare Opportunity Not to Be Missed!

This exceptional family home seamlessly combines spacious living and breathtaking countryside views. Situated in a highly sought-after location, convenient for local amenities, transport networks and schools. For sports and nature lovers, Sandal Tennis and Golf Clubs, plus numerous nature spots and country walks, are only a short drive away.

This property offers everything a growing family could need.

Available with no onward chain the property offers scope for further development, subject to planning

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, spacious drive & garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

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01924 249349

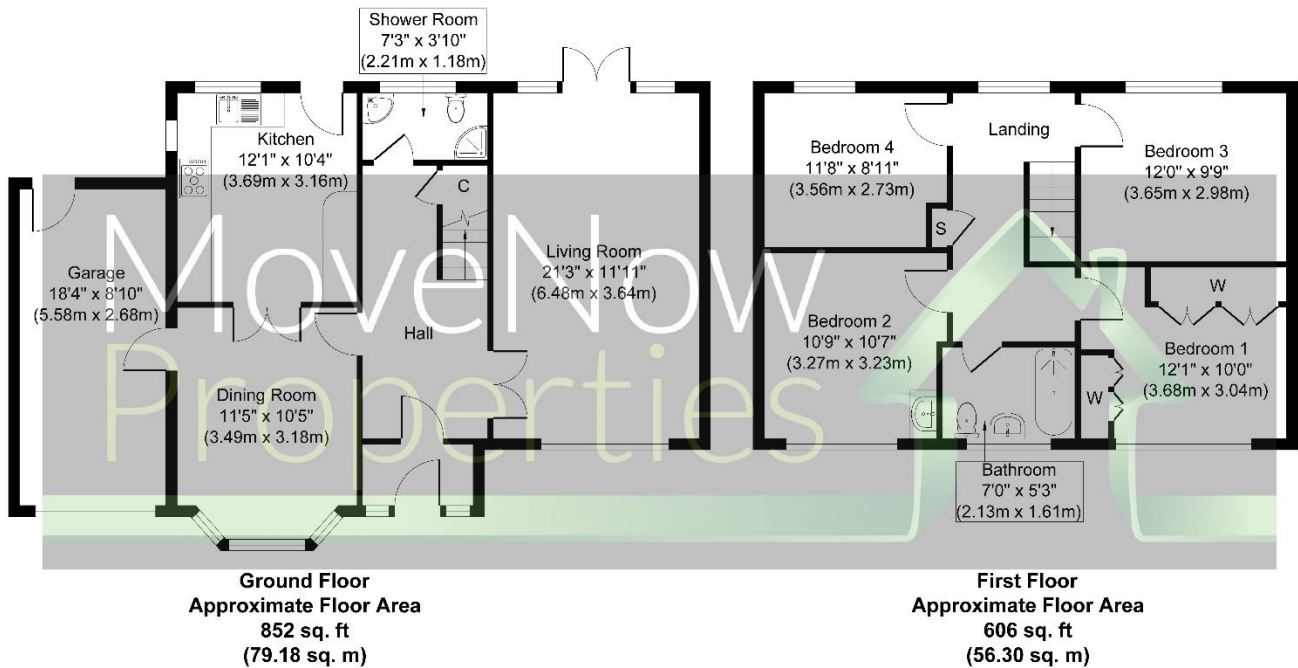
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## Floor plans

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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