3 Bed

House - Detached

located in

Wynn&Co
Sales and Lettings

77 Sanderson Way
Wakefield
WF3 4FJ

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Asking price £128,000

*** 40% SHARED OWNERSHIP PRICE - OPTION TO PURCHASE FULL SHARE AT £320,000 *** Nestled in the tranquil cul-de-sac of Sanderson Way, Wakefield, this charming detached house offers a unique opportunity for shared ownership, making it an ideal choice for first-time buyers or those looking to downsize. The property boasts a modern design and is enhanced by the presence of solar panels, promoting energy efficiency and reducing utility costs.

As you approach the house, you will appreciate the peaceful surroundings that this location provides, perfect for families or individuals seeking a quiet retreat from the hustle and bustle of city life. The spacious layout of the home allows for comfortable living, with ample room for relaxation and entertaining.

Inside, the property features well-proportioned rooms that are filled with natural light, creating a warm and inviting atmosphere. The kitchen is designed for practicality and style, making it a delightful space for culinary enthusiasts. The living areas are versatile, allowing for various configurations to suit your lifestyle needs.

The outdoor space is equally appealing, providing a private South facing garden where you can enjoy the fresh air and perhaps indulge in gardening or outdoor activities along with a side driveway which has an EV charging unit, The cul-de-sac position ensures a safe environment for children to play and offers a sense of community among neighbours.

Entrance Hall
A welcoming entrance hall leads into the heart of the home, featuring a neat staircase with a light carpet and a handy storage cupboard underneath. The hallway offers a clear view through to the rear garden via the kitchen/diner.

WC
The ground floor features a convenient cloakroom with a contemporary white basin and WC, complemented by a subtle green tiled effect splashback and neutral wall tones, creating a fresh and practical space for guests.

Living Room
13'4" x 12'0"
The living room is a comfortable and bright space featuring a large window that fills the room with natural light. A versatile space which has a cosy atmosphere and is ideal for relaxing or entertaining.

Kitchen/Diner
19'0" x 11'3" L-Shaped
This kitchen/diner is a well-appointed and practical space featuring cream shaker-style units with wood-effect worktops. The kitchen includes built-in appliances including double oven, hob, fridge freezer, and offers ample storage with cupboards and drawers. There is a dedicated dining area with a room for table and chairs. Windows and double doors open directly onto the garden, allowing plenty of natural light and easy access to outdoor dining. The light tiled floor complements the neutral walls, creating a bright and inviting atmosphere for family meals and social gatherings.

Landing
The landing upstairs is bright and functional, offering access to all bedrooms, the family bathroom, and built-in storage. A small window lets in natural light, creating an airy feel to this central space in the home.

Bedroom One
12'2" plus recess x 10'6"
The master bedroom is a restful retreat with a large window overlooking the front of the property. The neutral décor and soft carpet create a calm and inviting atmosphere.

Ensuite Shower Room
An ensuite shower room adds privacy and convenience, equipped with a modern basin, WC, and glass-enclosed shower, finished with sleek tiling for a stylish touch.

Bedroom Two
10'7" x 8'11"
A second bedroom offers a bright and cosy space with a large window providing plenty of natural light. This room is neutrally decorated with a soft carpet underfoot and provides a versatile space for guests or family members.

Bedroom Three
11'4" L-Shaped x 8'2"
The third bedroom is currently used as a study and gym space. It is a good sized L-shaped space, well-lit room with a window, carpeted flooring, and neutral walls.

Bathroom
7'4" x 5'7"
The family bathroom is bright and modern, featuring a three-piece suite including a bath with shower above, a pedestal sink, and a WC. The walls are partially tiled in neutral tones, and the room benefits from a window to bring in natural light, making it a fresh and functional space.

Rear Garden

The rear garden is a well-maintained, private outdoor space enclosed by brick walls and fencing. It features a neatly kept lawn bordered by a paved patio area, perfect for outdoor dining or relaxing. Hard standing for a garden shed with the south facing garden enjoying plenty of sunlight, making it an ideal spot for family activities or entertaining guests.

SHARED OWNERSHIP

Please note this property is advertised at £128,000 which is for a 40% share, along with the option to increase your share of ownership once in the property. There is also the option to purchase outright at £320,000. There is also rent payable to Yorkshire Housing which decreases the higher the share of the property you own. Should you purchase the 40% share then the rent will be around £428.61 per calender month.

All interest parties will be required to fill out an application form with Yorkshire Housing as below to see if they fit certain criteria to allow purchase,

This is determined by an online application which can be sent upon request.

Once the application has been approved, the buyer will need to provide the following documents:

1. A signed declaration form (attached)
2. Proof of ID
3. Mortgage in Principle
4. Proof of Deposit
5. Proof of Address (Utility bill or bank statement in the last 3 months)
6. Last 3 months wage slips and P60
7. Homes England Affordability Check Sheet (attached)

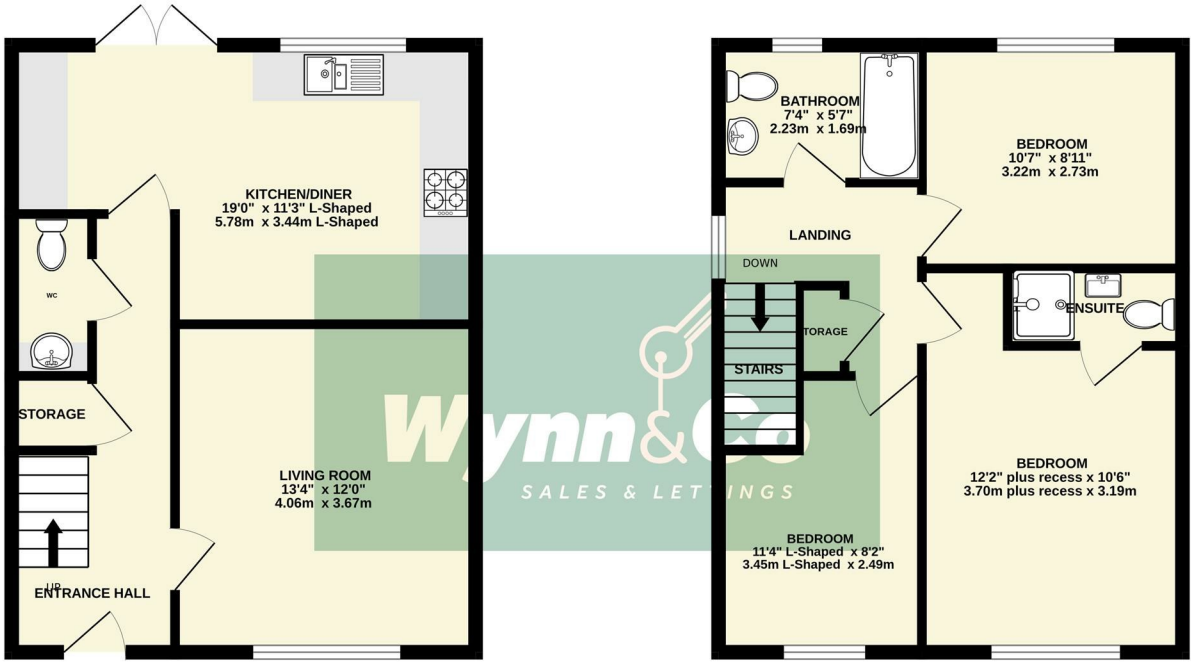
MISC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

77 Sanderson Way, Wakefield, WF3 4FJ

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



THREE BEDROOM DETACHED HOME

TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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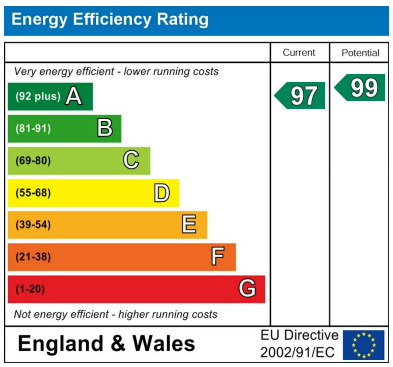

DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

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