



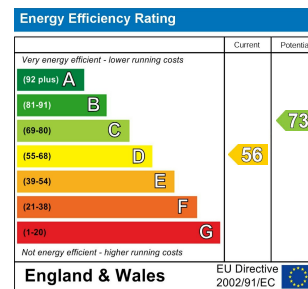
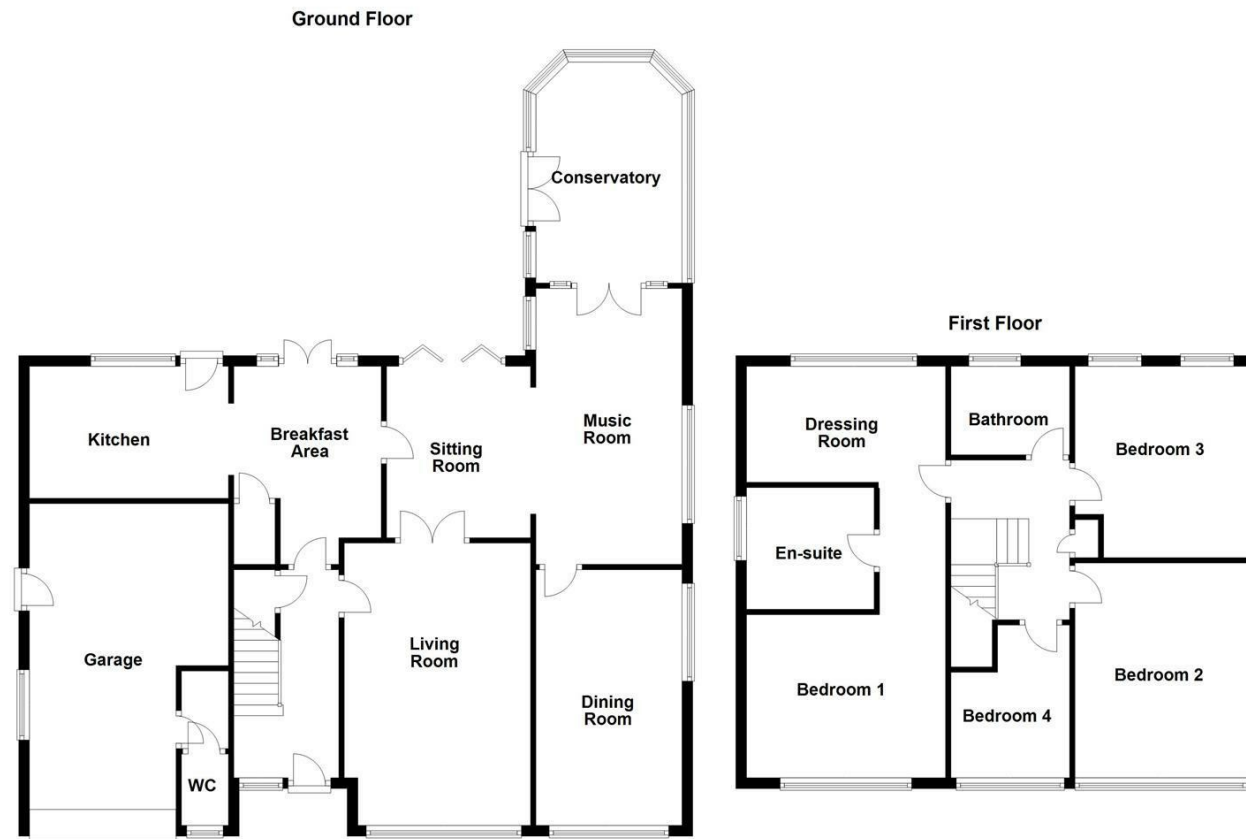
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
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

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**20 Roger Drive, Sandal, Wakefield, WF2 7NE**

**For Sale Freehold £535,000**

A thoughtfully extended four bedroom detached family home offering deceptively well proportioned accommodation in this sought after location with a particularly private garden to the rear that incorporates a large summer house.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home has been thoughtfully extended and now presents accommodation approached via an open entrance porch that flows through into a central reception hall that has a guest cloakroom off to the side. The main living room overlooks the front of the property and has double doors that lead through into a separate sitting room. An archway then leads through to the adjoining music room that has double doors that lead through into a dining room, as well as a conservatory that overlooks the rear garden. A breakfast area flows through into the kitchen that is fitted to a good standard and also overlooks the back garden. To the first floor, the principal bedroom has an en suite shower room, as well as a dressing area with the three further well proportioned bedrooms being served by the family bathroom. Outside the property has a gated drive which provides ample off street and leads up to an integral garage. The principal gardens lie to the rear of the house where there is a lovely decked and paved sitting area with steps down to a good lawn, with mature established beds and borders, as well as a substantial summer house that is ideal for relaxing, entertaining or indeed working from home.

The property is situated in this well regarded cul-de-sac in the sought area of Sandal, within very easy reach of a good range of local facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible. There is a nearby railway station less than half a mile away.



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#### KITCHEN

11'9" x 9'6" [3.6m x 2.9m]

Fitted with a range of cream fronted wall and base units with solid wood butchers block style worktops over incorporating stainless steel sink unit. Five ring gas on glass hob with stainless steel splash back and matching filter hood over, built in double oven, space and plumbing for a dishwasher and ceramic tiled floor. Glazed door to the back garden and vertical contemporary style central heating radiator.

#### GARAGE

19'8" x 12'1" [max] [6.0m x 3.7m [max]]

Up and over door to the front, frosted window and personal door to the side. Wall mounted gas fired combination central heating boiler.

#### FIRST FLOOR

Central landing and built in linen cupboard.

#### PRINCIPAL BEDROOM

11'9" x 10'2" [3.6m x 3.1m]

Window to the front, central heating radiator and two double fronted full height fitted wardrobes with matching drawers.



#### DRESSING ROOM

11'9" x 6'6" [3.6m x 2.0m]

Window overlooking the back garden, central heating radiator and fitted wardrobes.

#### EN SUITE

7'6" x 7'6" [2.3m x 2.3m]

Frosted window to the side, tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle with twin head shower, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Ladder style heated towel rail.

#### BEDROOM TWO

13'1" x 10'9" [4.0m x 3.3m]

Wide window to the front and central heating radiator.



#### BEDROOM THREE

11'9" x 10'9" [3.6m x 3.3m]

Two windows overlooking the back garden and double central heating radiator.

#### BEDROOM FOUR

7'10" x 6'10" [2.4m x 2.1m]

Window to the front, central heating radiator and built in shelving unit.

#### FAMILY BATHROOM/W.C.

7'10" x 5'6" [2.4m x 1.7m]

Tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, extractor fan and electric shaver socket.

#### OUTSIDE

To the front the property has a gated block paved drive that provides ample off street parking and leads up to the integral garage. There is also a well stocked raised bed. The principal gardens lie to the rear of the house with a lovely decked and paved patio area, ideal for outside entertaining and having steps down to a predominantly lawned garden with well established beds and borders, further blocked paved patio sitting area, useful wooden storage shed and an expansive summer house.



#### SUMMER HOUSE

13'9" x 13'5" [4.2m x 4.1m]

Windows to the front, side and rear, as well as French doors to the covered veranda overlooking the garden. Electric light and power is installed and the summer house also benefits from a wall mounted electric fire. Useful additional accommodation, ideal for relaxing, entertaining and for use as the much sought after work from home space.



#### COUNCIL TAX BAND

The council tax band for this property is F.

#### 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.

#### EPC RATING

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

#### ACCOMMODATION

##### OPEN ENTRANCE PORCH

Inner composite door with frosted side screen to the reception hall.

##### RECEPTION HALL

12'9" x 6'6" [3.9m x 2.0m]

Double central heating radiator, stairs to the first floor and useful understairs store. Recess with cloaks hanging space and connecting door through to the garage.

##### GUEST W.C.

4'3" x 2'11" [1.3m x 0.9m]

Single glazed round window to the front and fitted with a modern white and chrome two piece suite comprising low suite w.c. and wall mounted wash basin. Central heating radiator.

##### LIVING ROOM

16'0" x 11'9" [4.9m x 3.6m]

Wide window to the front, double central heating radiator and feature fireplace with wooden surround with marbled insert and hearth housing a grate for a living flame coal effect gas fire. Double doors lead through into the sitting room.



##### SITTING ROOM

10'2" x 8'10" [3.1m x 2.7m]

Bi-folding doors out to the patio at the rear, double central heating radiator, wood effect laminate flooring and an archway through to the adjoining music room.

##### MUSIC ROOM

17'0" x 8'10" [5.2m x 2.7m]

Frosted window to one side and a window overlooking the garden to the other. Double central heating radiator and a wall mounted electric fire. Double doors lead through to the conservatory

##### CONSERVATORY

13'5" x 11'9" [max] [4.1m x 3.6m [max]]

Double doors out to the patio, ceramic tiled floor and two double central heating radiators.



##### DINING ROOM

19'0" x 9'2" [5.8m x 2.8m]

Window to the front and an additional frosted window to the side. Central heating radiator and an inset fireplace with a living flame coal effect gas fire.

##### BREAKFAST ROOM

9'2" x 9'2" [2.8m x 2.8m]

Double French doors out to the decked sitting area to the rear and central island unit come breakfast bar. Connecting door through to the pantry and archway through to the kitchen.