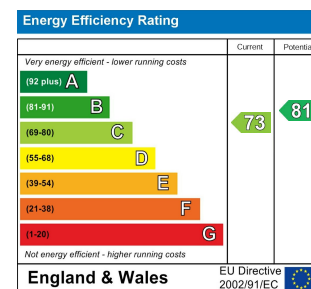
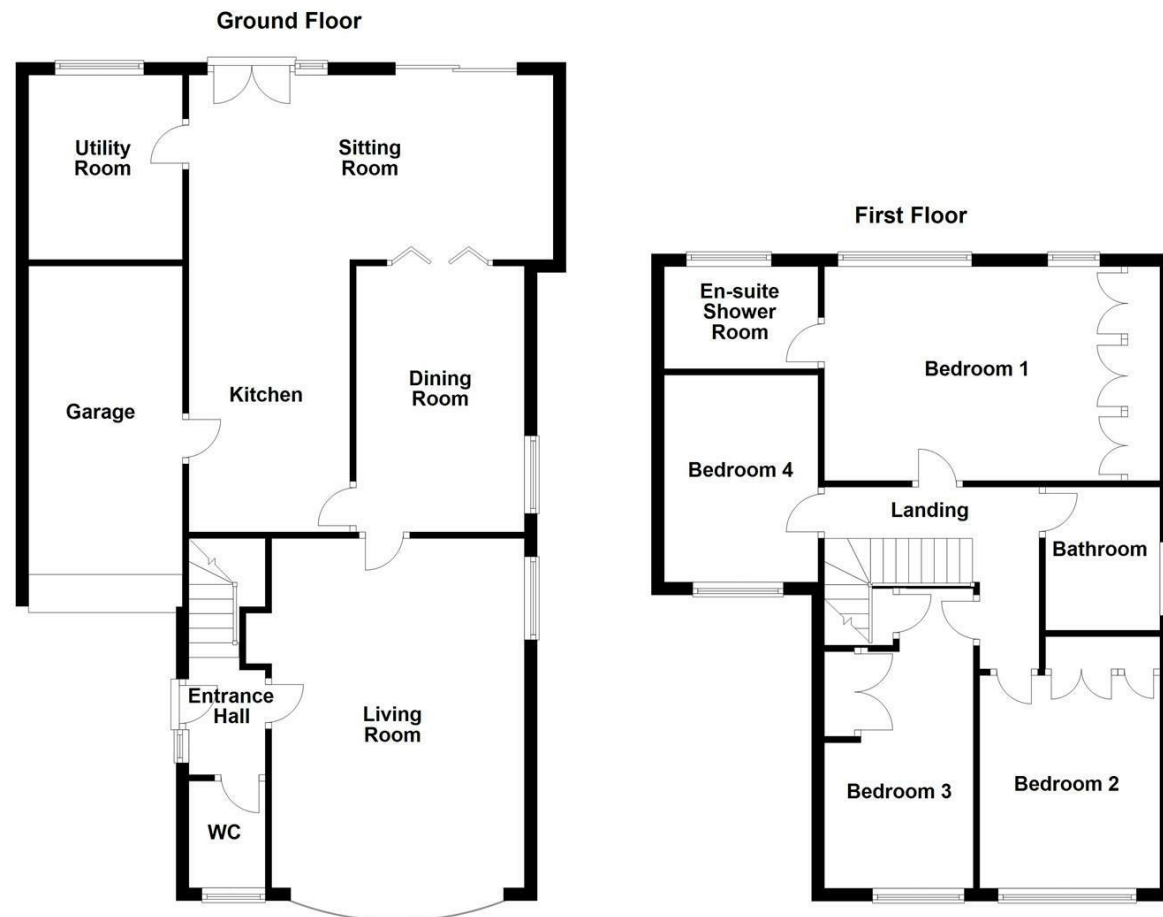




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon 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.



**24 Heron Drive, Sandal, Wakefield, WF2 6SW**  
**For Sale Freehold Offers In The Region Of £459,000**

Located in a prime position of Sandal is this four bedroom extended detached family home benefitting from modern fitted kitchen, ample off road parking and attractive rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room with separate dining room, modern fitted kitchen with breakfast bar and integrated appliances, extended open sitting room with separate utility and integral single garage. The first floor landing leads to four double bedrooms, with bedroom one boasting en suite facilities, as well as the three piece suite house bathroom/w.c. Outside to the front, an attractive lawned garden with mature bushes bordering and paved driveway to the side providing off road parking for at least two vehicles, leading to the single integral garage. A timber gate and paved pathway lead down the side of the property into the enclosed rear garden. Within the rear garden, there's a paved patio area and attractive garden and enclosed by timber panelled surround fences.

The property is located between the highly sought after areas of Sandal and Newmillerdam with Newmillerdam Country Park only a short walk away, perfect for those who enjoy idyllic walks. Main bus routes run to and from Wakefield city centre and junction 39 of the M1 motorway is a short drive away, perfect for the commuter looking to travel further afield.

Available with no chain involved, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, UPVC double glazed frosted window to the side, central heating radiator with radiator cover, wall light, staircase with handrail leading to the first floor landing and doors providing access to the downstairs w.c. and living room.

### W.C.

5'5" x 3'11" [1.66m x 1.21m]

Low flush w.c. with concealed cistern, wash basin with mixer tap built into laminate work surface with high gloss vanity cupboard below, central heating radiator, laminate flooring, central heating radiator and UPVC double glazed frosted window overlooking the front aspect.

### LIVING ROOM

12'4" x 17'9" [3.76m x 5.42m]

UPVC double glazed bow window overlooking the front aspect and frosted window to the side aspect, central heating radiators, two wall lights and door providing access into the dining room. Karndean flooring and wall mounted gas fire with black curved glass.



### DINING ROOM

13'6" x 8'9" [4.12m x 2.67m]

UPVC double glazed frosted window overlooking the side aspect, central heating

radiator, coving to the ceiling, inset spotlights to the ceiling, karndean flooring and bi-folding timber doors leading to the sitting room. Further timber door leading into the modern fitted extended kitchen.



### KITCHEN

7'6" x 13'6" [2.31m x 4.12m]

Range of wall and base units with laminate work surface over and laminate upstanding above, sink and drainer with swan neck chrome mixer tap and instant hot tap, Range cooker with five ring induction hob and chrome extractor hood above, integrated fridge and freezer and an archway leading into the sitting room. Karndean tiled floor, white contemporary radiator, inset spotlights to the ceiling, integrated Siemens dishwasher, breakfast bar and pull out pantry drawers. Timber door providing access to the integral single garage.

### SITTING ROOM

9'6" x 18'9" [2.91m x 5.73m]

Pitch sloping ceiling with inset spotlights within, central heating radiator, karndean floor, white contemporary radiator, set of UPVC double glazed French doors with UPVC double glazed window to the side overlooking the rear aspect and set of UPVC sliding patio doors leading out to the rear garden. Timber door providing access to the separate utility room.



### GARAGE

8'0" x 16'11" [2.45m x 5.18m]

Manual up and over door with power and light within.

### UTILITY

7'11" x 9'4" [2.43m x 2.86m]

Range of wall and base units with laminate work surface over, American style fridge freezer (included within the sale), plumbing and drainage for washing machine and space for a dryer. Wall mounted combi condensing boiler, stainless steel sink and drainer with mixer tap, central heating radiator, Karndean tiled floor, inset spotlights to the ceiling and UPVC double glazed window overlooking the rear aspect.

### FIRST FLOOR LANDING

Doors providing access to four bedrooms and the house bathroom. Loft access, sun light and coving to the ceiling.

### BEDROOM ONE

10'7" x 14'8" [3.24m x 4.48m]

UPVC double glazed windows overlooking the rear elevation, inset spotlights to the ceiling, two wall lights, central heating radiator and a range of fitted wardrobes. Door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'9" x 5'3" [2.37m x 1.61m]

Three piece suite comprising larger than average shower cubicle with curved glass double doors and mixer shower within, low flush w.c. and ceramic wash basin with two chrome taps built into laminate work surface with vanity mirror and vanity cupboards below. Electric underfloor heating, chrome ladder style radiator, fully tiled walls and floor, shaver socket point and UPVC double glazed frosted window overlooking the rear elevation. Extractor fan and inset spotlights to the ceiling.

### BEDROOM TWO

11'1" x 9'3" [3.40m x 2.82m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and built in double and single wardrobes.

### BEDROOM THREE

14'10" x 7'3" [4.54m x 2.21m]

UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling and fitted double and single wardrobes. Storage cupboard over the bulkhead of the stairs.

### BEDROOM FOUR

7'10" x 11'2" [2.40m x 3.41m]

UPVC double glazed window overlooking the front elevation, central heating radiator and inset spotlights to the ceiling.

### BATHROOM/W.C.

5'7" x 7'3" [1.72m x 2.23m]

Three piece suite comprising curved panelled bath with curved glass shower screen and mixer shower over, pedestal wash basin with mixer tap and low flush w.c. Part tiled walls, UPVC cladding with chrome strips to the ceiling, inset spotlights, chrome ladder style radiator and UPVC double glazed frosted window overlooking the side elevation.



### OUTSIDE

To the front there is an attractive lawned front garden with planted borders, conifer hedging and palm tree. A paved driveway provides off road parking for at least two vehicles leading to the integral single garage and a paved pathway with timber gate accessing the enclosed rear garden. Within the rear garden there's a paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden enclosed by timber panelled surround fences and conifer hedging. Timber garden shed and dog kennel (included within the sale).



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.