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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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



17 Chevet Grove, Sandal, Wakefield, WF2 6JB

For Sale Freehold £550,000

Enjoying a cul-de-sac location is this superbly appointed and extended four bedroom executive detached family home benefitting from modern open plan kitchen/sitting/dining room, ample off street parking and spacious enclosed rear garden with large Siberian larch clad garden room. The property has planning permission granted for a two storey full width extension to the rear. REF: 23/00608/FUL

The accommodation briefly comprises of spacious entrance hall, living room with feature fire, superb open plan kitchen/sitting/dining room with utility room off, downstairs w.c. and integral garage. The first floor landing provides access to four well proportioned bedrooms (with the principal bedroom boasting en suite shower facilities) and the modern house bathroom/w.c. Outside to the front of the property is a patterned concrete driveway providing off street parking leading to the garage with a low maintenance wood chip area. Whilst to the rear is a good sized and enclosed lawned garden incorporating Indian stone terrace patio and large freestanding garden room with power sockets and ethernet, which could be used for a variety of purposes.

Situated in this highly sought after part of Sandal, the property is well placed for local amenities including shops and schools. There is easy access to Sandal & Agbrigg train station and Junction 39 of the M1 motorway, ideal for the commuter looking to travel further afield. In addition, the property is also within easy reach of Asda Superstore, Newmillerdam Country Park and Pugneys Water Park.

Simply a fantastic home with more potential to extend/develop, this property truly deserves a full internal and external inspection to fully appreciate the quality of accommodation on offer.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Oak flooring, staircase to the first floor landing with under stairs storage cupboard, central heating radiator and doors to the living room and open plan kitchen/sitting/dining room.

LIVING ROOM

10'11" x 15'7" into bay (3.33m x 4.76m into bay)

UPVC double glazed walk in bay window to the front, oak flooring, coving to the ceiling, central heating radiator and feature limestone fireplace housing an inset wood burner.



KITCHEN/SITTING/DINING ROOM

18'0" (max) x 14'11" (min) x 21'2" (5.50m (max) x 4.57m (min) x 6.46m)

A fantastic bright open plan family space with a vaulted ceiling having four Velux skylight windows and feature double glazed large sliding patio doors overlooking the rear garden. Central heating radiator, two further contemporary portrait style radiators and oak flooring. The kitchen comprises a superb range of modern high gloss wall and base units with wood block laminate work surface over, soft closure doors and an inset stainless steel sink and drainer. Integrated Hotpoint oven and grill, five ring gas hob with stainless steel splash back and filter hood over, integrated combi-microwave, space for a tall fridge/freezer, under plinth lighting and recessed LED spotlights. Door to the utility room.



UTILITY ROOM

12'0" x 5'9" (3.66m x 1.77m)

Composite rear entrance door, UPVC double glazed window to the rear and central heating radiator. Base units with wood block laminate work surface over housing plumbing for a washing machine and space for a dryer. Combination condensing boiler. Oak door to the downstairs w.c. and further door accessing the integral garage.

INTEGRAL GARAGE

Single garage with roller door to the front and power and light.

W.C.

Contemporary two piece suite comprising low flush w.c. and wash basin set into vanity unit. Fully porcelain tiled floor and wall mounted extractor fan.

FIRST FLOOR LANDING

Airing/linen cupboard and oak doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 8'11" plus walk in area (3.63m x 2.74m plus walk in area)

Walk in area housing loft access point and oak door to the en suite shower room. Quality fitted wardrobes to one wall, UPVC double glazed window to the front and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

6'11" x 8'10" (2.13m x 2.70m)

Contemporary three piece white suite comprising large wash basin set into a vanity unit, low flush w.c. and a fully tiled corner shower cubicle housing a mixer shower. Part tiled walls, recessed LED spotlights, chrome ladder style radiator, shaver socket point and UPVC double glazed frosted window to the front.



BEDROOM TWO

10'11" x 8'9" (3.35m x 2.69m)

Quality fitted wardrobes to one wall, UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

13'9" x 7'11" (4.21m x 2.42m)

Loft access, UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

7'11" (max) x 4'11" (min) x 8'10" (max) x 4'11" (m (2.43m (max) x 1.51m (min) x 2.70m (max) x 1.5m (mi)

UPVC double glazed window to the rear and double central heating radiator.

BATHROOM/W.C.

5'4" x 6'10" (1.64m x 2.10m)

Superb three piece suite comprising pedestal wash basin, low flush w.c. and panelled bath with mixer shower over. Part tiled walls, UPVC double glazed frosted window to the rear, shaver socket point and chrome towel radiator.

OUTSIDE

A patterned concrete driveway provides off street parking leading to an integral garage with roller door and a low maintenance wood chip area. To the rear of the property is an attractive, well maintained and larger than average lawned garden incorporating an Indian stone terrace, ideal for al fresco dining and entertaining purposes and a freestanding garden room. A range of mature plants, trees and shrubs border the garden. Decked area to the well lit facade of the garden room.



GARDEN ROOM

11'8" x 16'11" (3.57m x 5.18m)

Siberian Larch cladding, solid bamboo wooden floor, inset spotlights to the ceiling, anthracite double glazed turn tilt window set next to a set of bi-folding anthracite double glazed doors to the front. Ample power sockets and ethernet.



PLANNING PERMISSION

The property has planning permission granted for a two storey full width extension to the rear. Ref: 23/00608/FUL. Further information can be found on the Wakefield Council planning portal.

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.