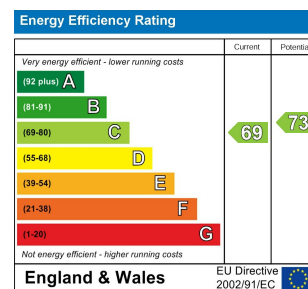
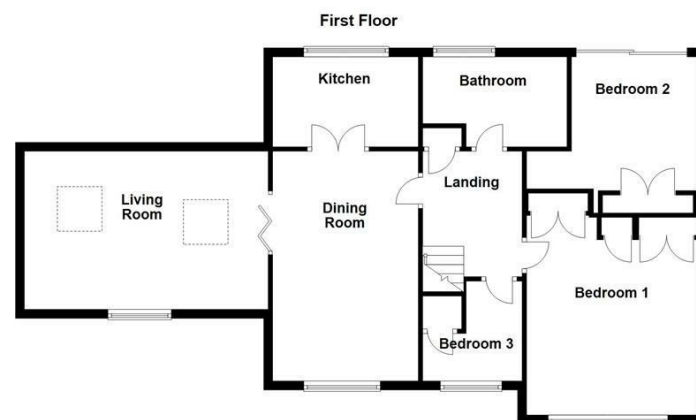
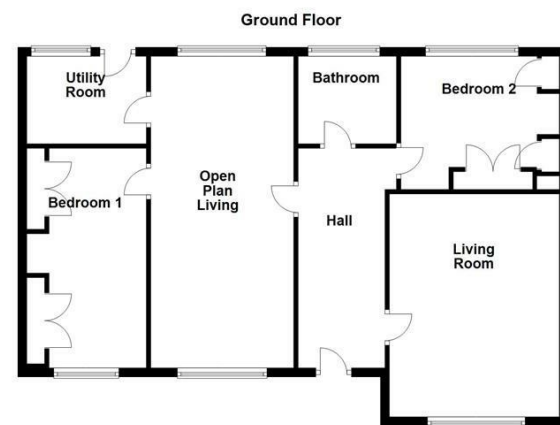




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**1a & 1b South Drive, Sandal, Wakefield, WF2 7NB**

**For Sale Freehold £570,000**

Occupying a fantastic plot is this superbly presented detached property, which has currently been split into two separate apartments.

A ground floor two bedroom apartment with living room, open plan kitchen diner, bathroom and utility. A three bedroom first floor apartment with living room, kitchen, dining room, three bedrooms and family bathroom/w.c. Externally are low maintenance lawns, patio and decking seating area to the rear with ample driveway parking and double entrance to the front.

Situated close to Sandal Castle it is ideally located for all local shops and amenities including local schools, is only a short drive away from Wakefield city centre.

Potential as a fantastic investment or can be converted back into a superb family home. A viewing is highly recommended.





**ACCOMMODATION**

**1A SOUTH DRIVE**

**ENTRANCE HALL**

UPVC entrance door leading into the entrance hall. Providing access to the living room, bedroom, bathroom and open plan dining kitchen area.

**LIVING ROOM**

16'4" x 12'5" [5.0m x 3.81m]

UPVC double glazed window to the front elevation, central heating radiator, brick fireplace with gas fire.



**OPEN PLAN LIVING/KITCHEN/DINING ROOM**

10'6" x 22'11" [3.21m x 6.99m]

UPVC double glazed windows to the front and rear elevation, central heating radiator. Fitted kitchen with an array of wooden wall and base units for storage, integrated oven, hob and dishwasher. Access through to a utility room and bedroom one.



**UTILITY ROOM**

6'5" x 8'9" [1.96m x 2.68m]

UPVC double glazed window to the rear, rear UPVC door, wooden wall and base units for storage, space for a fridge freezer, plumbing for a washing machine and dryer. Black laminate worktops.

**BEDROOM ONE**

16'2" x 8'9" [4.93m x 2.68m]

UPVC double glazed window to the front elevation, central heating radiator. Fitted wardrobes to one side.

**BEDROOM TWO**

11'8" x 9'9" [3.56m x 2.99m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes to one side.

**BATHROOM/W.C.**

7'3" x 6'5" [2.21m x 1.96m]

Bath with shower over, wash basin and w.c. Central heating radiator and frosted UPVC double glazed window to the rear.

**1B SOUTH DRIVE**

**FIRST FLOOR LANDING**

Having its own UPVC front door with staircase leading to the first floor landing. Provides access to three bedrooms, bathroom, kitchen, dining room and living room.

**LIVING ROOM**

17'11" x 11'7" [5.47m x 3.54m]

UPVC double glazed window to the front elevation, two UPVC Velux windows to the rear, central heating radiator, feature fireplace with wood surround.



**KITCHEN**

10'8" x 6'7" [3.27m x 2.02m]

Double glazed window to the rear elevation, an array of wall and base units for storage with a 1 1/2 white sink and drainer unit, space for a fridge freezer, plumbing for a washing machine, integrated oven and hob with cooker hood, partial tiled splashback.

**DINING ROOM**

10'8" x 16'10" [3.27m x 5.15m]

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

**BEDROOM ONE**

9'2" x 14'6" [2.81m x 4.43m]

UPVC double glazed window to the front, central heating radiator with built in wardrobe.



**BEDROOM TWO**

11'5" x 9'2" [3.5m x 2.81m]

UPVC sliding doors with Juliet balcony to the rear, built in storage and a central heating radiator.

**BEDROOM THREE**

7'3" x 4'11" [2.23m x 1.5m]

UPVC double glazed window to the front elevation, central heating radiator with built in storage cupboard over the stairs.

**BATHROOM/W.C.**

10'7" x 6'7" [3.24m x 2.02m]

Frosted UPVC double glazed window to the rear elevation. Corner

shower cubicle with glass sliding doors, wall mounted shower, bath suite, vanity wash hand basin unit, low flush w.c., tiled walls, black style ladder radiator, spotlights to the ceiling.



**OUTSIDE**

Externally there is rear access to the garden with a decked seating area, artificial grass as well as a corner flagged patio seating area. To the front there is a double entrance with a pebbled drive having ample space for several cars.



**COUNCIL TAX BAND**

The council tax band for this property is B

**EPC RATING**

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

**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.