



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.



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



3 Welburn Close, Sandal, Wakefield, WF2 6QZ

For Sale Freehold £485,000

Nestled in a cul-de-sac location in the sought after area of Sandal is this stunning four bedroom executive detached home benefitting from large full width single storey extension to the rear, providing well appointed proportioned accommodation throughout, ample off road parking and an attractive and spacious rear garden.

The property briefly comprises of the entrance hall, understairs storage, downstairs w.c., kitchen/dining room, study/utility, living room and sitting room. The first floor landing leads to four well proportioned bedrooms with the principal bedroom boasting en suite shower facilities and the main house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for at least three vehicles. To the rear is a larger than average lawned garden incorporating stone paved patio area, perfect for outdoor dining and entertaining with two timber sheds, enclosed by timber fencing and hedging.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and several local schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Offered to the market with no onward chain, simply a fantastic family home and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised.



ACCOMMODATION

ENTRANCE HALL

Composite front door into the entrance hall. Stairs to the first floor landing, understairs storage, central heating radiator and access to the downstairs w.c., kitchen/dining room and living room.

LIVING ROOM

14'9" x 11'5" [4.52m x 3.49m]
UPVC double glazed bay window to the front with built in blinds, central heating radiator and electric fireplace with stone hearth, surround and mantle.



W.C.

2'8" x 5'4" [0.82m x 1.65m]
Chrome ladder style radiator, extractor fan, low flush w.c. and ceramic wash basin with mixer tap, built in storage and tiled splash back.

KITCHEN/DINING ROOM

21'7" x 27'1" [max] x 9'9" [min] [6.59m x 8.26m (max) x 2.98m (min)]
Range of modern touch open wall and base units with granite work surface over, composite inset sink and drainer with tiled splash back, Bosch double oven and microwave with warming tray, four ring induction hob and one ring gas hob, wireless connection Bosch extractor hood above. Integrated Bosch dishwasher, under counter Bosch freezer and built in Bosch fridge. LED strip lighting, two central heating radiators, UPVC double glazed windows to the rear and side, LED ceiling spotlights and doors to the study/utility and the sitting room.



STUDY/UTILITY

17'6" x 7'6" [5.35m x 2.31m]
Fitted storage units, fitted desk, range of wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer. UPVC double glazed window to the front with fitted blinds, central heating radiator and composite side door.



SITTING ROOM

16'7" x 12'1" [5.08m x 3.69m]
UPVC double glazed window to the rear with built in blinds, set of UPVC double glazed French doors to the rear with built in blinds and central heating radiator.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

14'11" x 12'6" (max) x 8'2" [4.55m x 3.82m (max) x 2.49m]
UPVC double glazed window to the front, central heating radiator, fitted wardrobes and door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'11" x 6'3" [2.11m x 1.93m]
Spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., wash basin built into storage unit and shower cubicle with overhead shower.

BEDROOM TWO

11'7" x 11'2" [3.4m x 3.41m]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE

12'6" x 8'8" [3.83m x 2.65m]
UPVC double glazed window to the front, central heating radiator and access to upstairs storage cupboard.

BEDROOM FOUR

10'11" x 9'2" (max) x 4'8" (min) [3.34m x 2.81m (max) x 1.43m (min)]
UPVC double glazed window to the rear, central heating radiator and set of fitted wardrobes.

BATHROOM/W.C.

6'9" x 7'10" (max) x 5'7" (min) [2.07m x 2.4m (max) x 1.71m (min)]
Spotlights to the ceiling, UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment.



OUTSIDE

To the front of the property there is a block paved driveway providing off road for three vehicles with lawned areas and hedging. To the rear there is a spacious lawned garden incorporating stone paved patio area, perfect for outdoor dining and entertaining with planted beds. There are two timber sheds and the rear garden is fully enclosed by timber fencing and hedging.



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.