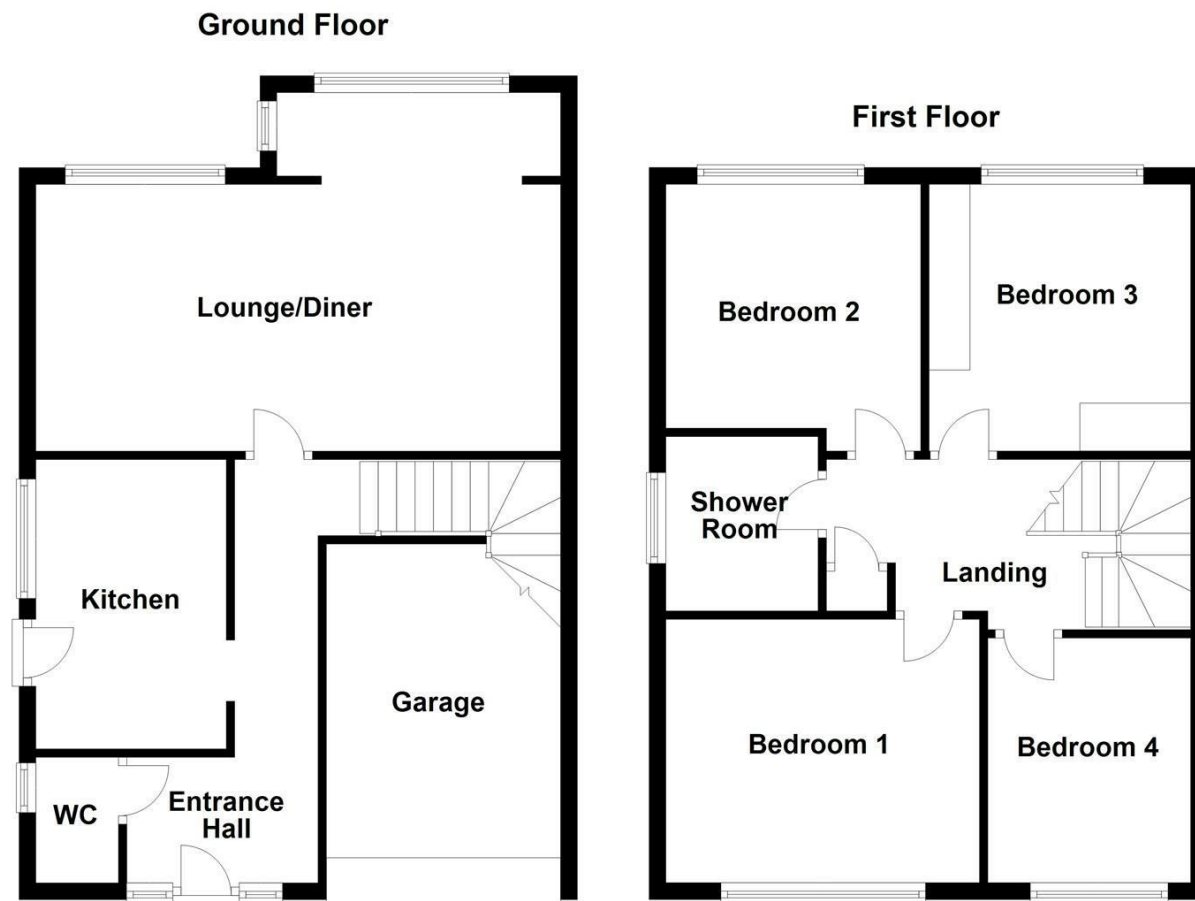




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 15 Sandal Cliff, Wakefield, WF2 6AU

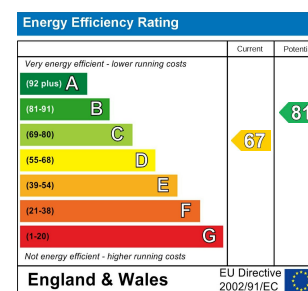
**For Sale Freehold £300,000**

Enjoying a cul-de-sac location is this four double bedroom semi detached property benefitting from modern shower room, extended lounge/diner, ample off road parking and enclosed rear garden.

The property briefly comprises of large entrance hall, downstairs w.c., kitchen with integrated appliances and extended lounge/diner. The first floor landing leads to four double bedrooms and a modern three piece suite house shower room/w.c. Outside to the front is an attractive lawned garden and shared resin driveway providing off road parking for two vehicles leading to the single integral garage. A timber gate provides access to the rear garden where there is an Indian stone paved patio area, perfect for al fresco dining, completely enclosed by timber panelled surround fences on all three sides.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools with Sandal Castle Community Primary School only minutes away. 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 and Barnsley city centres 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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, staircase with double handrail leading to the first floor landing and doors to the lounge/diner and downstairs w.c. An opening into the kitchen.

### W.C.

4'10" x 3'2" [1.49m x 0.99m]

Concealed low flush w.c., wall hung wash basin with chrome mixer tap, fully tiled walls, central heating radiator and UPVC double glazed frosted window to the side aspect.

### KITCHEN

6'9" x 11'2" [2.06m x 3.42m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel with chrome swan neck mixer tap, space and plumbing for a washing machine, integrated double oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Integrated microwave oven, integrated fridge/freezer, plumbing and drainage for a dishwasher and UPVC double glazed window and door to the side aspect. Built in wine rack, porcelain tiled floor and downlights built into the wall cupboards.



### LOUNGE/DINER

14'11" max x 14'11" max [4.55m max x 4.55m max]

UPVC double glazed windows overlooking the rear, central heating radiator, electric fire on a marble hearth with marble matching interior and wooden decorative surround.

### FIRST FLOOR LANDING

Doors to four bedrooms, modern shower room and boiler cupboard housing the combi condensing boiler.

### BEDROOM ONE

10'3" x 11'8" [3.14m x 3.57m]

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



### BEDROOM TWO

10'5" (max) 9'7" (min) x 9'4" [3.20m (max) 2.93m (min) x 2.86m] UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and loft access.



### BEDROOM THREE

10'6" x 10'3" [3.21m x 3.13m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator, range of fitted wardrobes and drawers.

### BEDROOM FOUR

9'8" x 7'11" [2.95m x 2.43m]

Laminate flooring, UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.

### SHOWER ROOM/W.C.

5'5" x 7'0" [1.66m x 2.15m]

Three piece suite comprising walk in shower cubicle with shower screen, rain shower head and shower attachment, concealed low flush w.c. and vanity wash basin with mixer tap. Chrome ladder style radiator, UPVC cladding with chrome strips to the ceiling with spotlights, UPVC double glazed frosted window overlooking the side elevation and extractor fan.



### OUTSIDE

To the front of the property there is a shared resin driveway providing off road parking for two vehicles leading to the integral single garage and an attractive lawned front garden with planted borders and covered porch incorporating two security lights and outside tap with a timber gate providing access down the side of the property with outside light leading to the Indian stone paved patio area with outside light and sensor, perfect for entertaining and dining purposes, surrounded by timber panelled surround fences.



### GARAGE

15'1" x 8'1" [4.62m x 2.48m]

Manual up and over door, power and light within.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.