



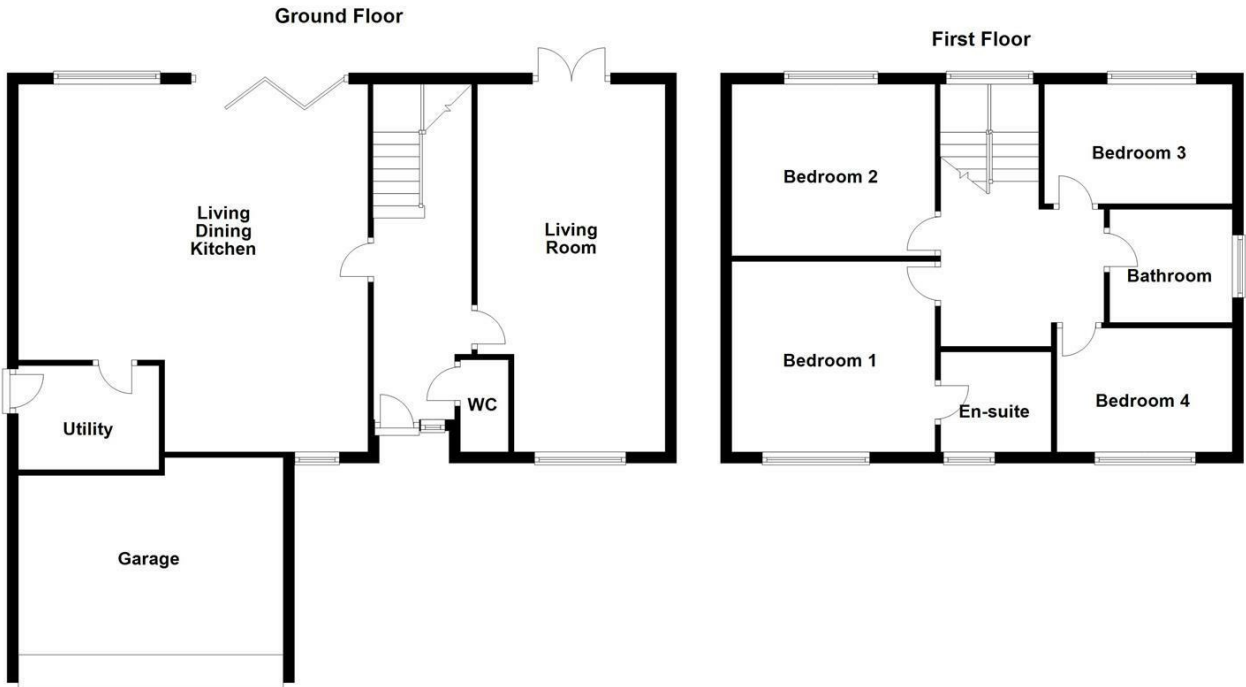
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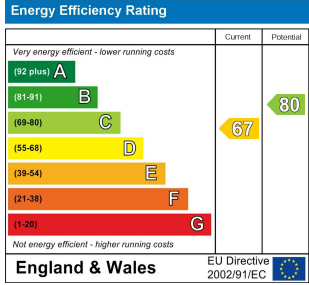
26 Stillwell Drive, Sandal, Wakefield, WF2 6RS

For Sale Freehold £475,000

A larger style four bedroom detached family home that has been systematically updated and upgraded throughout to create a contemporary style family home with a stunning living dining kitchen.

With UPVC sealed unit double glazed windows and gas fired central heating system, this comfortable modern home is approached via a welcoming central reception hall that has a guest cloakroom off to the side. The living room has a window to the front and French doors out to the rear garden and is complemented by a stunning living dining kitchen that creates the central hub of this gorgeous family home. The sitting area has a wood burning stove, the dining area has bi-folding doors out to the rear garden and the kitchen area is fitted with a high standard range of units with quality integrated appliances and Velux rooflights for additional natural light. A utility room completes the ground floor accommodation, whilst to the first floor the main bedroom has a high specification en suite shower room with three further well proportioned bedrooms being served by a quality family bathroom/w.c. Outside, the property has a well proportioned garden to the front, together with side by side driveway parking leading up to a double garage. To the rear of the house there is a larger garden again laid mainly to lawn with a paved patio seating area ideal for outside entertaining.

The property is situated in this highly sought after residential area in one of the most desirable areas of Sandal. Local shops, schools and recreational facilities are close to hand and the property is well placed for accessing the Sandal/Agbrigg railway station. The city centre of Wakefield provides a broad range of amenities and the national motorway network is readily accessible.



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
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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.



ACCOMMODATION

ENTRANCE PORCH

Open entrance porch with UPVC front entrance door with side screen to the reception hall.

RECEPTION HALL

19'8" x 5'7" [6.0 x 1.7]

Quality wood effect laminate flooring, stairs to the first floor and central heating radiator concealed in a cabinet.

GUEST W.C.

5'3" x 2'11" [1.6 x 0.9]

Window to the side and fitted with an attractive contemporary style two piece cloakroom suite comprising low suite w.c. with concealed cistern and vanity wash basin with cupboards under, part tiled wall and floor. Chrome ladder style heated towel rail.

LIVING ROOM

21'8" x 11'2" [6.6 x 3.4]

Window to the front and French doors to the rear garden. Central heating radiator.



LIVING DINING KITCHEN

21'8" x 20'8" [6.6 x 6.3]

A stunning hub of this attractive family home with a sitting area with window to the front, contemporary style vertical central heating radiator, cast iron log burning stove. The adjoining dining area has bi-folding doors out to the rear garden and is open to the adjoining kitchen, which is fitted to a fantastic standard with contemporary style wall and base units with Quartz worktops incorporating a 1 1/2 bowl ceramic sink unit and a five ring stainless steel Bosch gas hob with matching Bosch filter hood over, two built in ovens, integrated full height fridge and freezer, integrated dishwasher, window overlooking the rear garden and two Velux rooflights set into the vaulted ceiling for additional natural light.



UTILITY ROOM

7'3" x 6'3" [2.2 x 1.9]

Stable style UPVC door to the side and fitted with a matching range of units with laminate worktop and brick set tiled splashbacks, space and plumbing for a washing machine and space for a tumble dryer. Chrome ladder style heated towel rail and extractor fan.

FIRST FLOOR SPACIOUS LANDING

Central heating radiator, window to the rear, loft access hatch and a range of fitted full height wardrobes.

PRINCIPAL BEDROOM

12'2" x 11'2" [3.7 x 3.4]

Window to the front, central heating radiator.



EN SUITE/W.C.

6'7" x 5'11" [2.0 x 1.8]

Fitted to an impressive standard with a three piece white and chrome modern suite comprising walk in shower cubicle with glazed screen and twin head shower, vanity wash basin with drawers under and low suite w.c. with concealed cistern. Ladder style heated towel rail, extractor fan, frosted window to the front and fully tiled walls and floor.



BEDROOM TWO

12'2" x 10'2" [3.7 x 3.1]

Window overlooking the rear garden and a central heating radiator.

BEDROOM THREE

11'6" x 7'3" [3.5 x 2.2]

Window overlooking the rear garden and a central heating radiator.

BEDROOM FOUR

10'6" x 7'3" [3.2 x 2.2]

Window to the front and a central heating radiator.

FAMILY BATHROOM/W.C.

7'3" x 6'7" [2.2 x 2.0]

Frosted window to the side, fully tiled walls and floor, fitted to a high standard with a white and chrome four piece suite comprising panelled bath with shower attachment, separate shower cubicle, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls and floor, chrome ladder style heated towel rail and extractor fan.



OUTSIDE

15'9" x 12'6" max [4.8 x 3.8 max]

To the front the property has a double width drive leading up to the attached double garage. A slightly shorter than average garage with an automatic up and over door to the front, electric light and power installed. Immediately in front of the house there is an expansive lawned garden with a neat boundary hedge. To the rear of the house there is a larger garden with a further expansive lawn and an Indian slate paved patio seating area taking full advantage of the two sets of doors to the rear of the house making it ideal for outside entertaining.



PLEASE NOTE

Planning has been approved April 2022 to be able to increase in overall roof height of 1.5m, with maximum eaves height of 6.3m and maximum ridge height of 8.2m above ground level, to create an additional storey to the existing dwelling. This can be found on Wakefield planning website under reference 22/00356/ADS.

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.