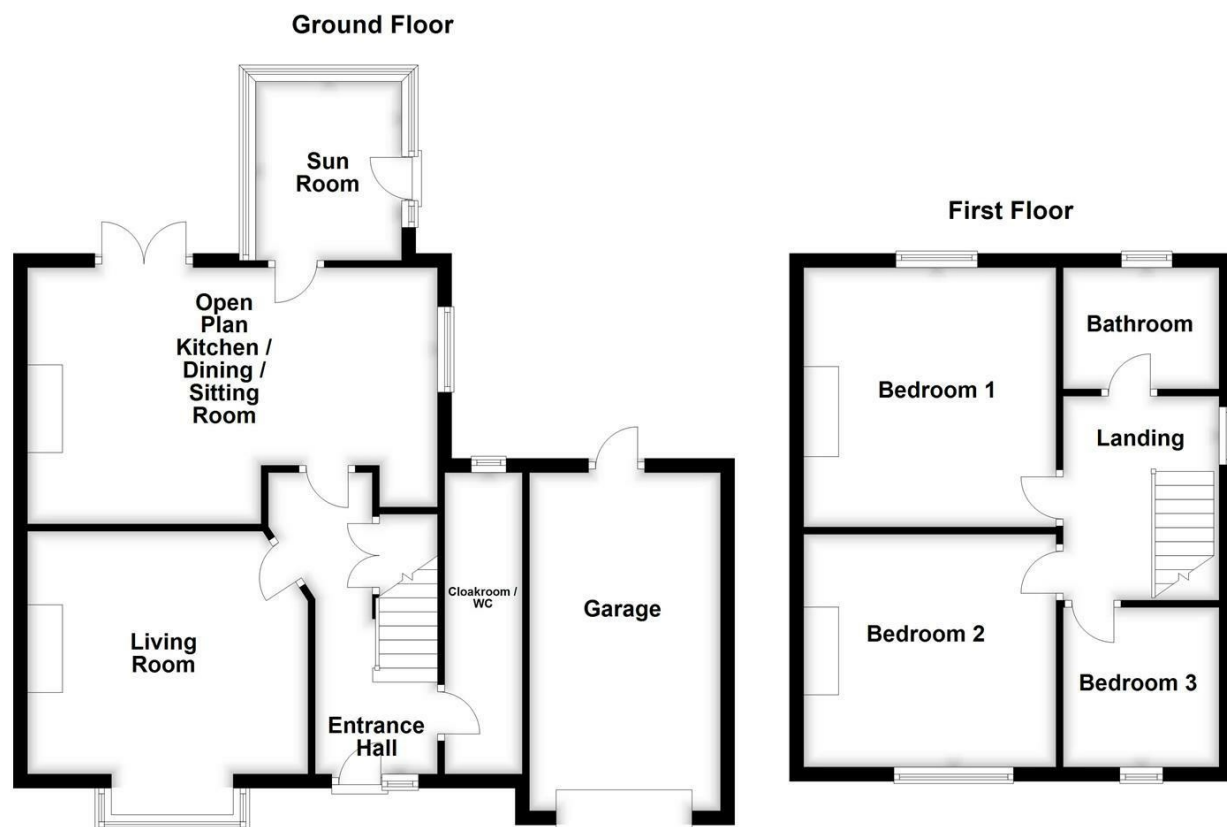


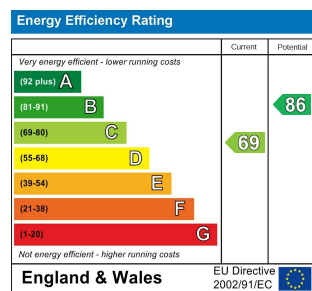


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



34 Milnthorpe Crescent, Sandal, Wakefield, WF2 6BE

For Sale Freehold £400,000

Located on a pleasant cul-de-sac, this generous corner plot this superbly presented three bedroom semi detached home benefitting from spacious reception space, broad driveway with attached extended garage and attractive two sided enclosed garden.

The property briefly comprises of the entrance hall, downstairs w.c./cloakroom, living room, open plan kitchen/dining/sitting room and sun room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is broad tarmac driveway providing off road parking for three cars leading to the generous sized attached garage with useable loft space. A timber gate leads to the lawned side garden enclosed by hedging. To the rear there is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.

Situated in the sought after location of Sandal the property is ideally located for all local amenities such as shops and well regarded schools. For those who enjoy idyllic walks, Sandal Castle and Pugneys Country Park and Newmillerdam Country Park are only a short walk away. Main bus routes run to and from Wakefield city centre and the motorway network is only a short drive away, 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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front door, column central heating radiator, coving to the ceiling, stairs to the first floor landing with understairs storage and doors leading to the living room, open plan kitchen/dining/sitting room and downstairs w.c./cloakroom

W.C./CLOAKROOM

13'11" x 3'8" [4.25m x 1.13m]
UPVC double glazed frosted windows to the front and rear, spotlights to the ceiling, low flush w.c. and ceramic wash basin built into storage unit with mixer tap.

LIVING ROOM

12'10" x 12'7" [max] x 6'10" [min] [3.93m x 3.86m [max] x 2.1m [min]]
UPVC double glazed box window to the front, column central heating radiator, ceiling rose, coving to the ceiling, picture rail and gas fireplace with tiled hearth, surround and wooden mantle.



OPEN PLAN KITCHEN/DINING/SITTING ROOM

20'10" x 11'10" [max] x 2'11" [min] [6.36m x 3.63m [max] x 0.89m [min]]
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, four ring gas hob, integrated oven, integrated dishwasher and space for a fridge/freezer. Multi fuel burning style gas stove with tiled hearth and surround. UPVC double glazed windows to the side, set of UPVC double glazed French doors to the rear garden and door to the sun room. Partial spotlights to the ceiling, picture rail, column central heating radiator, partial coving to the ceiling and ceiling rose.



SUN ROOM

6'9" x 8'4" [max] x 6'3" [2.08m x 2.55m [max] x 1.91m]
Surrounded by UPVC double glazed windows with door to the rear garden and space and plumbing for a washing machine.

FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access and doors three bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 11'5" [max] x 10'2" [min] [3.65m x 3.49m [max] x 3.12m [min]]
Decorative cast iron fireplace, coving to the ceiling, ceiling rose, picture rail, UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'11" x 11'5" [max] x 10'3" [min] [3.33m x 3.5m [max] x 3.13m [min]]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling rose.

BEDROOM THREE

7'1" x 7'5" [2.18m x 2.28m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling rose.

BATHROOM/W.C.

5'7" x 7'1" [1.72m x 2.18m]
UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and P-shaped bath with mixer tap and electric shower head attachment. Fully tiled.



OUTSIDE

To the front of the property is a tarmacadam driveway providing off road parking for several vehicles leading to the single attached garage There is a timber gate leading to the side garden which is mainly to lawn surrounded by hedges. To the rear there is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.



GARAGE

14'8" x 14'8" [4.48m x 4.49m]
Rear door with front electric roller door, lighting, power & hot water services. The garage is fully insulated and could be used for a variety of purposes to extend the house living space. There is access to the extended loft space with wooden loft ladder.

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.