



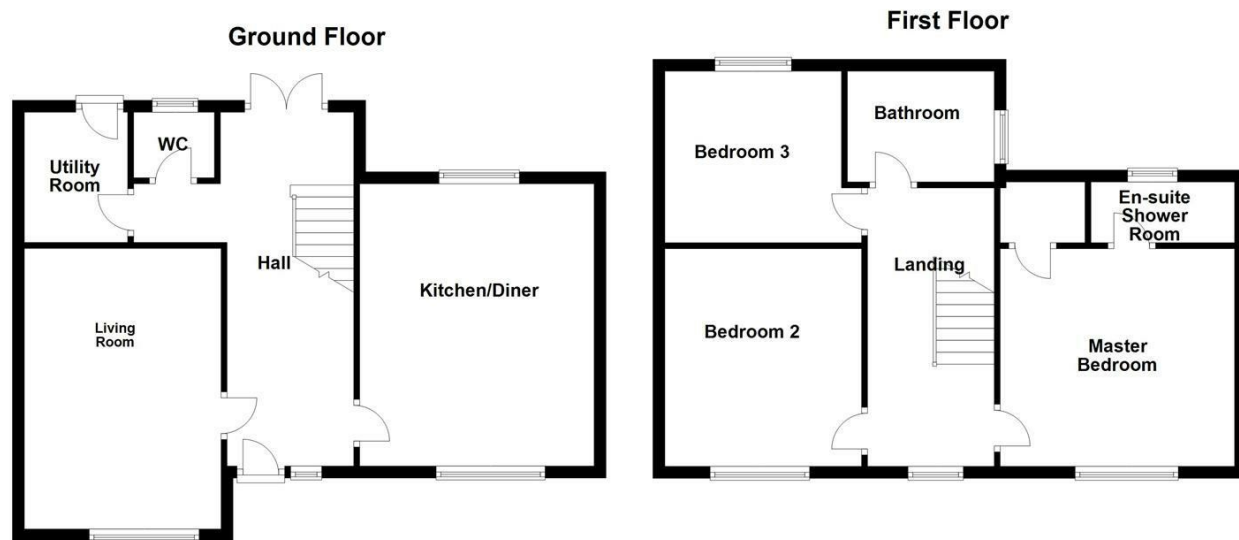
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### Sandal House Woodthorpe Glades, Sandal, Wakefield, WF2 6NF

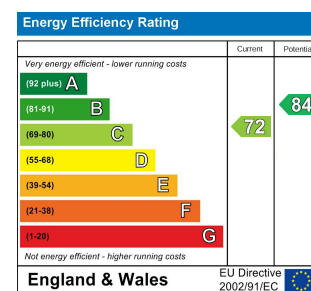
For Sale Freehold £395,000

Situated in a highly sought after area of Wakefield is this superbly presented three bedroom detached house. Benefiting from driveway parking, side and rear gardens, house bathroom and en suite to the principal bedroom.

The accommodation fully comprises entrance hall, kitchen diner, living room, utility room, downstairs w.c., first floor landing, main bedroom en suite shower room/w.c., two further bedrooms and the family house bathroom/w.c. Externally the property has low maintenance patio gardens to the rear, ample driveway parking and a further side garden with patio seating.

The property is ideally located for all local shops and amenities including schools. It is only a short distance from the motorway network for those looking to commute further afield for work.

Done to a superb standard, is ready to move into and a viewing is 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 HALLWAY

Front composite entrance door, central heating radiator, rear French doors to the garden, access to the living room, kitchen diner, utility and w.c.



### LIVING ROOM

17'4" x 9'9" [5.3m x 2.98m]

UPVC double glazed window to the front elevation, central heating radiator, spotlights to the ceiling, built in media wall.



### KITCHEN DINER

15'5" x 13'1" [4.72m x 4.0m]

UPVC double glazed windows to both the front and rear elevation. Fitted kitchen with an array of wall and base units for storage with a central island, space for American style fridge freezer, integrated gas hob with cooker hood and integrated double oven, stainless steel sink and drainer with mixer tap, breakfast bar island with spotlights to the ceiling.

### UTILITY ROOM

7'3" x 5'5" [2.21m x 1.67m]

Rear UPVC door to the garden, plumbing for a washing machine, space for a dryer, black sink and drainer unit, boiler housed, tiled flooring and base unit for storage.

### W.C.

3'9" x 3'7" [1.15m x 1.10m]

UPVC double glazed frosted window to the rear elevation, low flush w.c., wash hand basin with mixer tap and chrome style ladder radiator.

## FIRST FLOOR LANDING

Access to the loft space, central heating radiator with cover, UPVC double glazed window, doors to three bedrooms and family bathroom/w.c.

### BEDROOM ONE

13'1" x 8'4" [4.01m x 2.55m]

UPVC double glazed window to the front elevation, black radiator, built in storage cupboard access to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

8'5" x 3'6" [2.57m x 1.09m]

Rear UPVC double glazed frosted window, walk in shower cubicle with shower screen and inset shower, low flush w.c. and vanity wash hand basin with mixer tap. Fully tiled walls, tiled floor, black style radiator, spotlights to the ceiling.

### BEDROOM TWO

10'1" x 10'9" [3.08m x 3.28m]

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

### BEDROOM THREE

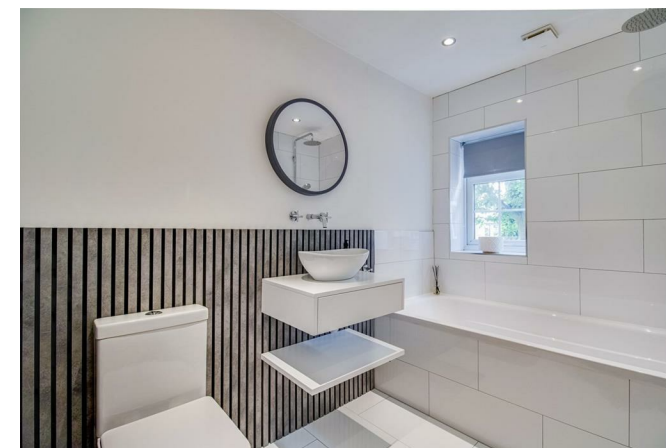
9'3" x 9'2" [2.82m x 2.8m]

Frosted UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes with sliding doors to the one wall. The bedroom is currently used as a walk-in dressing room.

### FAMILY BATHROOM/W.C.

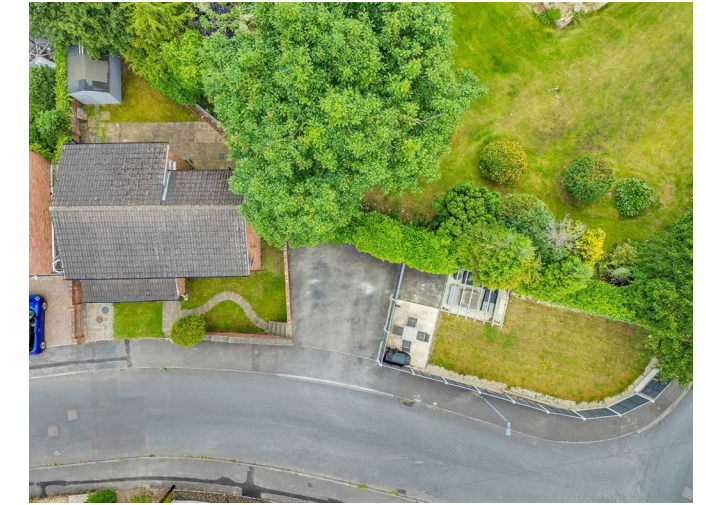
8'6" x 5'10" [2.60m x 1.80m]

Side UPVC double glazed window. Wall mounted shower over the bath with hand held shower attachment, vanity wash hand basin and low suite w.c. Chrome style ladder radiator and spotlights to the ceiling.



## OUTSIDE

To the rear, the property has low maintenance patio seating area, a lawn, space for a storage shed. To the front there is a lawn with steps leading to the side, tarmac driveway providing parking space for two - three cars. There is a further garden to the side, which is fenced with patio seating area and pergola, lawn with bush and shrub border.



## COUNCIL TAX BAND

The council tax band for this property is E

## 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.