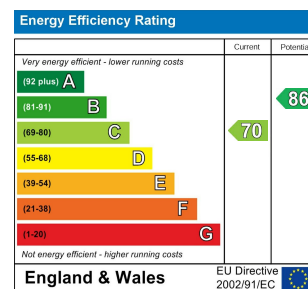




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Total area: approx. 59.9 sq. metres (644.6 sq. feet)



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.



14 Woolgreaves Close, Sandal, Wakefield, WF2 6DZ

For Sale Freehold £229,950

Nestled in a cul-de-sac location in the sought after area of Sandal is this two bedroom semi detached bungalow benefitting from well proportioned accommodation throughout including conservatory extension, driveway providing off road parking and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, living room, kitchen, two bedrooms, bathroom/w.c. and conservatory. Outside, to the front and rear are artificially lawned gardens with patio areas to the rear and block paved driveway providing off road parking running down the side of the property to the single detached garage.

The property is situated in this highly regarded residential area on the fashionable southern fringe of Wakefield within easy reach of a good range of local shops, schools and recreational facilities, as well as local restaurants, public houses and near to the popular golf club. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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 entrance door, dado rail, central heating radiator, loft access and door to two bedrooms, bathroom and living room. An opening to the kitchen.

BEDROOM ONE

14'2" [max] x 10'9" [min] x 4'11" [4.34m [max] x 3.3m [min] x 1.5m]

UPVC double glazed bay window to the front, central heating radiator and fitted wardrobes.



BATHROOM/W.C.

6'0" x 5'6" [1.84m x 1.69m]

UPVC double glazed frosted window to the side, extractor fan, column central heating radiator, spotlights to the ceiling, low flush w.c., wash basin built into a storage unit with mixer tap and panelled bath with mixer tap and shower head attachment. Fully tiled.



BEDROOM TWO

8'7" x 8'7" [2.64m x 2.64m]

UPVC double glazed window to the front and central heating radiator.

KITCHEN

8'7" x 7'10" [2.64m x 2.41m]

Range of wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap, gas cooker with splash back, washing machine, integrated under counter fridge/freezer. UPVC double glazed windows to the side and conservatory and central heating radiator.

LIVING ROOM

10'10" x 14'5" [max] x 4'7" [min] [3.32m x 4.41m [max] x 1.41m [min]]

Coving to the ceiling, gas fireplace with marble hearth and surround. A set of UPVC double glazed sliding doors to the conservatory and column central heating radiator.



CONSERVATORY

8'9" x 14'0" [2.67m x 4.27m]

Surrounded by UPVC double glazed windows with door to the rear garden, UPVC double glazed window to the kitchen and central heating radiator.

OUTSIDE

To the front of the property is an artificial lawn with planted features and planted borders. There is a block paved driveway providing off road parking leading to the single detached garage with manual up and over door. To the rear is an attractive tiered garden incorporating an artificial lawn with pebbled and paved patio areas, perfect for outdoor dining and entertaining with planted borders, shrubs and trees, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.