Richard Kendall Estate Agent

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14 Newlyn Drive, Sandal, Wakefield, WF2 7DX

For Sale Freehold £350,000

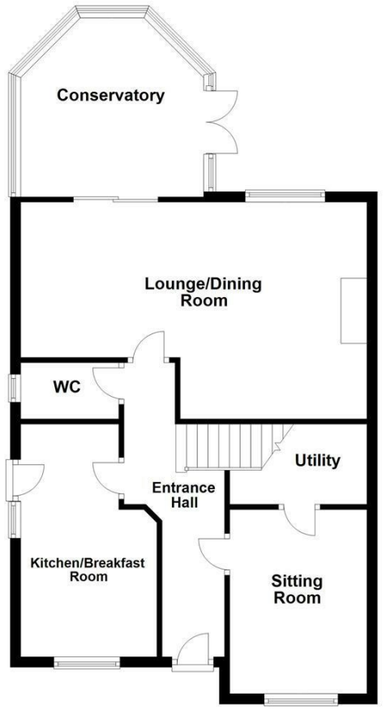
Nestled in a cul-de-sac location in Sandal is this beautifully presented four bedroom detached family home benefitting from conservatory, converted garage, ample off road parking and stunning tiered rear garden incorporating hot tub and large summerhouse.

The property briefly comprises of the entrance hall, sitting room, utility room, kitchen/breakfast room, downstairs w.c., lounge/dining room and conservatory. The first floor landing leads to four bedroom (with bedroom one boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front is a tarmcadam driveway providing off road parking for several vehicles. To the side is a lock box, ideal for a bike store. To the rear is a tiered garden incorporating decked patio area, perfect for outdoor dining and entertaining, lawn and raised decked patio area with timber shed, hot tub and summerhouse (currently used as a bar) with composite outbuilding, currently used an w.c.

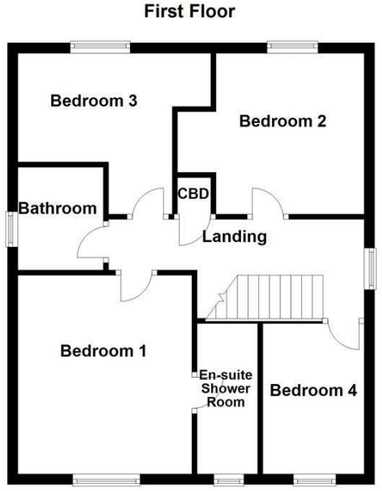
This property would make an ideal purchase for a range of buyers looking to move to the Wakefield area. It is aptly placed for local amenities such as shops and schools and is also located close to transport links such as the M1 motorway link and both bus routes to and from Wakefield city centre as well as Sandal/Agbrigg train station.

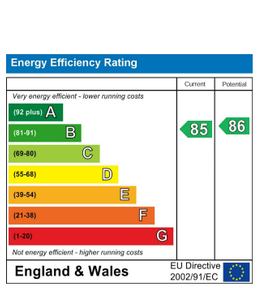
Only a full internal inspection will truly show what is on offer at this quality home and an early viewing comes highly advised.

Ground Floor



First Floor





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.

ACCOMMODATION

ENTRANCE HALL
Composite front door, central heating radiator, stairs to the first floor landing and doors to the sitting room, kitchen/breakfast room, downstairs w.c. and lounge/dining room.

SITTING ROOM
11'11" x 8'2" (3.64m x 2.5m)
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and door to the utility.

UTILITY ROOM
4'11" x 8'2" (1.51m x 2.5m)
Valliant boiler, laminate work surface with space and plumbing for a washing machine and tumble dryer.

KITCHEN/BREAKFAST ROOM
14'8" x 8'7" (min) x 6'2" (min) (4.48m x 2.63m (min) x 1.9m (min))
Range of wall and base units with solid wood work surface over, ceramic Belfast sink with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with extractor hood above, space and plumbing for an American style fridge/freezer, integrated wine cooler and full length pull out larder store. UPVC double glazed windows to the front and side and spotlights to the ceiling.

W.C.
6'3" x 3'6" (1.93m x 1.08m)
UPVC double glazed frosted window to the side, low flush w.c., ceramic wash basin with storage and mixer tap, column style central heating radiator with towel rail.

LOUNGE/DINING ROOM
21'11" x 13'6" (max) x 9'8" (min) (6.69m x 4.14m (max) x 2.96m (min))
Two central heating radiators, coving to the ceiling, dado rail, set of UPVC double glazed sliding doors to the conservatory and UPVC double glazed window to the rear. Gas fireplace with marble hearth, surround and laminate mantle.

CONSERVATORY
11'1" x 10'9" (max) x 4'7" (min) (3.39m x 3.3m (max) x 1.4m (min))
Full skylight, surrounded by UPVC double glazed windows with fitted blinds, log burning stove with slate hearth and a set of UPVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the side, dado rail, loft access and doors to a storage cupboard, four bedrooms and bathroom.

BEDROOM ONE
12'9" x 10'5" (3.89m x 3.2m)
Spotlights to the ceiling, UPVC double glazed window to the front, central heating radiator and fitted wardrobes with partially mirrored doors. Door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'4" x 9'4" (max) x 6'2" (min) (1.34m x 2.86m (max) x 1.88m (min))
UPVC double glazed frosted window to the front, spotlights to the ceiling, extractor fan, concealed cistern low flush w.c., wash basin built into storage unit with mixer tap and walk in shower cubicle with glass shower screen.

BEDROOM TWO
10'9" x 9'4" (3.29m x 2.86m)
UPVC double glazed window to the rear, spotlights to the ceiling, central heating radiator and fitted wardrobes.

BEDROOM THREE
10'7" x 10'1" (max) x 4'4" (min) (3.23m x 3.08m (max) x 1.34m (min))
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR
9'5" x 6'5" (2.88m x 1.98m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'5" x 6'5" (1.66m x 1.98m)
UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights to the ceiling, extractor fan, concealed cistern low flush w.c., ceramic wash basin built into storage unit with mixer tap and P-shaped bath with mixer tap, shower attachment and glass shower screen.

OUTSIDE
To the front of the property there is a tarmacadam driveway providing off road parking for several vehicles. To the side of the property is a lock store (1.2m x 2.46m), ideal for bikes or motorbikes. To the rear is an attractive landscaped garden with a decked patio area, perfect for outdoor dining and entertaining with a raised decked area and lawn with planted bed border. At the rear of the garden is a hot tub, timber shed and large summerhouse with outbuilding with w.c. A timber gate and iron gate provides access to a rear track which has views of Sandal Castle.

SUMMERHOUSE
8'9" x 11'6" (2.68m x 3.53m)
Timber built, double glazed window and multi fuel burner.

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.