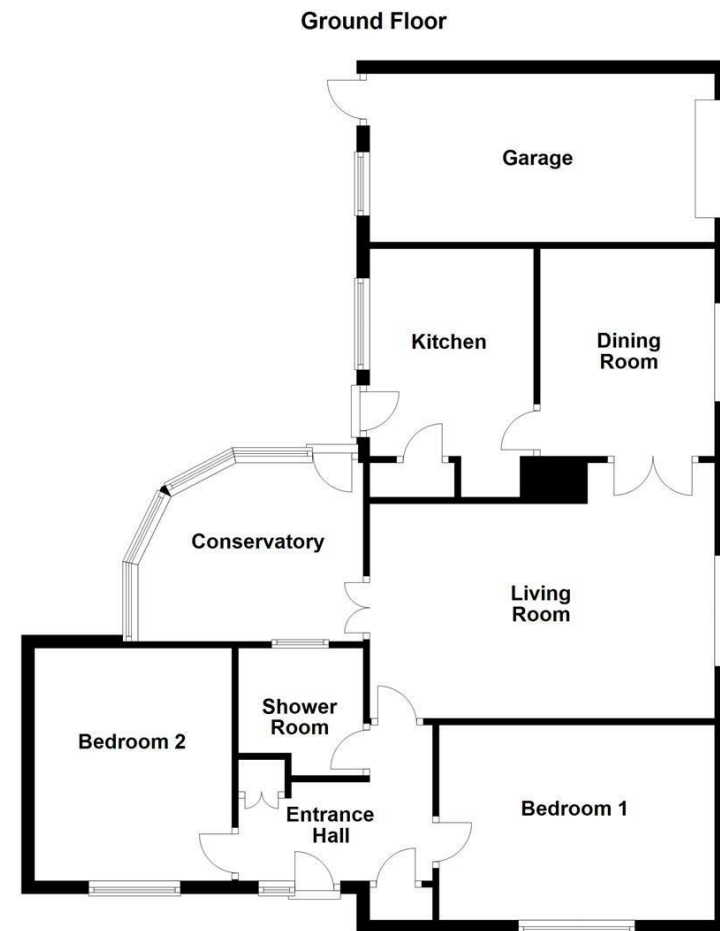




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



2 Pledwick Lane, Sandal, Wakefield, WF2 6DL

For Sale Freehold £450,000

Situated in the sought after location of Sandal is this generously proportioned two bedroom detached bungalow benefitting from ample reception space, conservatory, ample off road parking and attractive gardens.

The property briefly comprises of the entrance hall, two double bedrooms, shower room/w.c., living room, conservatory, dining room and kitchen. Outside to the front is a lawned garden with paved pathway leading to the front door. To the side is a further lawned garden and paved driveway leading to the single integral garage. To the rear is an attractive tiered garden with a stone paved patio area, perfect for outdoor dining and entertaining with the upper tier being laid to lawn with planted bed border incorporating mature shrubs, fully enclosed by walls and timber fencing.

The property is within walking distance to local amenities including schools nearby. Newmillerdam Country park, eateries, public houses and Sandal Golf Course are all nearby. For the commuter there are local bus routes nearby and the motorway network is a short drive away.

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, two central heating radiators, loft access, dado rail, fitted storage cupboard and doors to two bedrooms, the shower room and living room.

BEDROOM ONE

13'10" x 9'10" [4.24m x 3.0m]

UPVC double glazed window to the front, central heating radiator and fitted wardrobes with sliding doors.



BEDROOM TWO

11'8" x 9'10" [3.57m x 3.02m]

Central heating radiator, UPVC double glazed window to the front, fitted wardrobes and storage units.

SHOWER ROOM/W.C.

6'3" x 6'4" [max] x 5'4" [min] [1.91m x 1.95m [max] x 1.64m [min]]

UPVC double glazed frosted window looking through to the

conservatory, extractor fan, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and shower cubicle with electric shower and glass shower screen. Partially tiled.



LIVING ROOM

17'7" x 12'11" [max] x 10'9" [min] [5.38m x 3.95m [max] x 3.29m [min]]

A set of double doors through to the dining room, door in to the conservatory. Two central heating radiators, coving to the ceiling, dado rail, UPVC double glazed window to the side and electric fireplace with marble hearth, surround and laminate mantle.



CONSERVATORY

11'4" x 8'9" [max] x 4'0" [min] [3.46m x 2.68m [max] x 1.24m [min]]

Surrounded by UPVC double glazed windows with UPVC double glazed door to the rear garden. Frosted window to the shower room and wall mounted storage heater.



DINING ROOM

10'4" x 8'10" [3.16m x 2.7m]

Coving to the ceiling, UPVC double glazed window to the side, central heating radiator and door to the kitchen.



KITCHEN

10'5" x 7'11" [3.18m x 2.43m]

Range of wall and base units with laminate work surface over, breakfast bar with matching work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a gas cooker with extractor hood and washing machine. Spotlights to the

ceiling, UPVC double glazed window and door to the rear and door to the store/pantry cupboard.

INTEGRAL GARAGE

8'6" x 17'10" [2.6m x 5.44m]

Electric up and over door to the front, tall ceiling height [3.43m], UPVC double glazed frosted window and timber door to the rear. Power and light, space and plumbing for a washing machine, tumble dryer and fridge/freezer.

OUTSIDE

To the front of the property the garden is laid to lawn with a paved pathway to the front door. There is a further lawned area to the side with planted bed border and mature shrubs with paved driveway providing off road parking leading to the single integral garage. To the rear is an attractive tiered garden with a stone paved patio area, perfect for outdoor dining and entertaining with the upper tier being laid to lawn with planted bed border incorporating mature shrubs, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.