



WAKEFIELD
01924 291 294

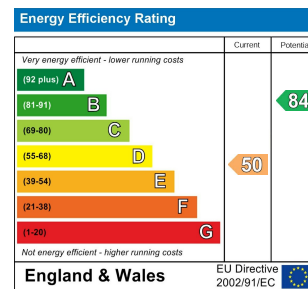
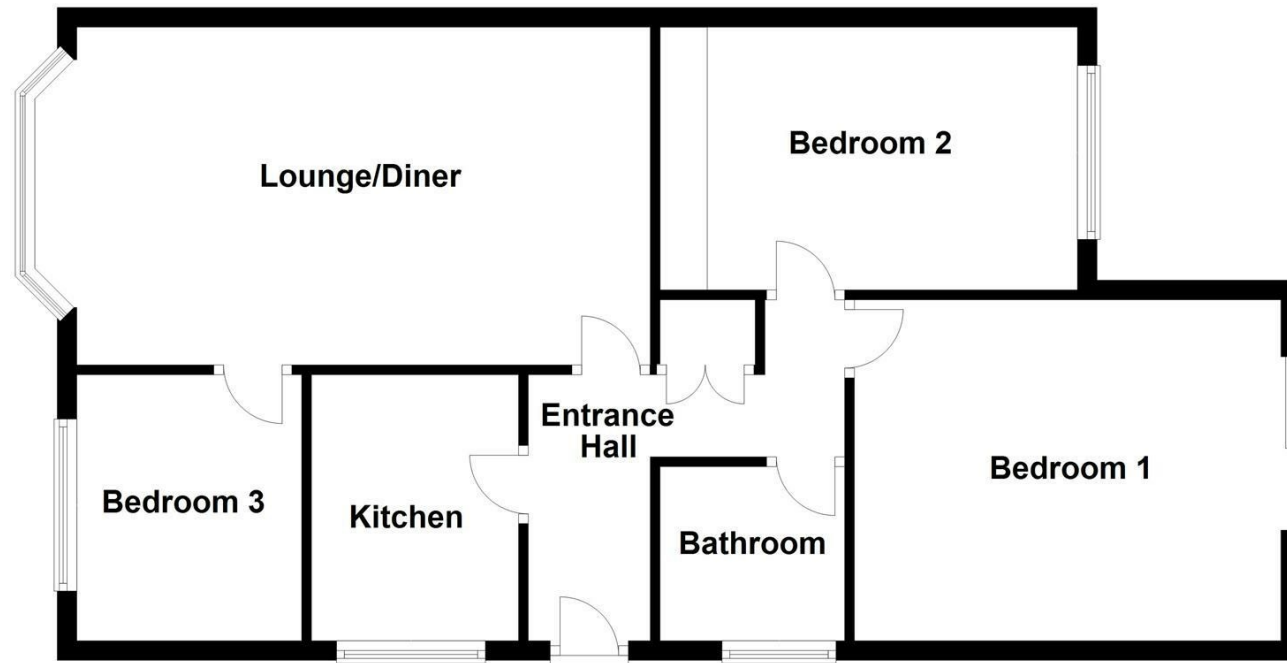
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground 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.



11 Stillwell Drive, Sandal, Wakefield, WF2 6HF

For Sale Freehold £325,000

Located on a prime position in Sandal is this deceptively spacious and well presented three bedroom detached true bungalow benefitting from spacious lounge/diner, ample off road parking and attractive lawned gardens.

The property briefly comprises of the entrance hall, kitchen, lounge/diner, three bedrooms and the house bathroom/w.c. Outside to the front is an attractive lawned garden with paved driveway leading down the side of the property providing off road parking for several vehicles leading to a single detached garage. To the rear a pleasant garden with paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawn with paved pathway leading to a further lawn with greenhouse, surrounded by timber panelled surround fences and conifer hedges.

The property is situated in this highly sought after residential area in one of the most desirable areas of Sandal. Local shops, schools and recreational facilities are close to hand and the property is well placed for accessing the Sandal/Agbrigg railway station. The city centre of Wakefield provides a broad range of amenities 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.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, loft access, central heating radiator and doors to two bedrooms, lounge/diner, kitchen and bathroom. Access to a double doored built in cloakroom cupboard.

KITCHEN

70" x 8'10" [2.14m x 2.70m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space for a freestanding oven and grill, plumbing and drainage for a washing machine and space for an under counter fridge/freezer. Fully tiled walls, UPVC double glazed window overlooking the side aspect and central heating radiator.



LOUNGE/DINER

19'5" x 11'3" [5.92m x 3.44m]

UPVC double glazed bow window overlooking the front aspect, two central heating radiators, coving to the ceiling and gas fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into bedroom three.

BEDROOM ONE

11'4" x 14'7" [3.46m x 4.46m]

Set of UPVC double glazed sliding patio doors leading to the rear garden, central heating radiator, coving to the ceiling and electric fire. Currently utilised as a sitting room.



BEDROOM TWO

8'10" x 11'5" [2.71m x 3.5m]

UPVC double glazed window overlooking the rear aspect, central heating radiator and fitted wardrobes to one wall.



BEDROOM THREE

8'11" x 7'8" [2.72m x 2.35m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



BATHROOM/W.C.

6'1" x 5'9" [1.87m x 1.76m]

Three piece suite comprising panelled bath with bi-folding glass shower screen and electric shower screen, low flush w.c. and pedestal wash basin with mixer tap. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the side aspect, coving to the ceiling, inset spotlights, extractor fan and chrome ladder style radiator.



OUTSIDE

To the front of the property is an attractive lawned garden with paved driveway leading down the size of the property providing off road parking for several vehicles and leads to a single detached garage with manual up and over door. To the rear a pleasant garden with paved patio area, perfect for entertaining and dining purposes overlooking an attractive lawn with paved pathway leading to a further lawn with greenhouse, surrounded by timber panelled surround fences and conifer hedges.



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.