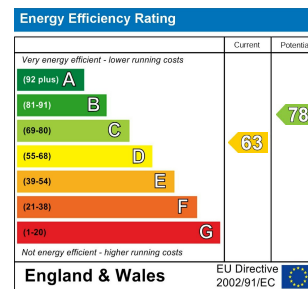
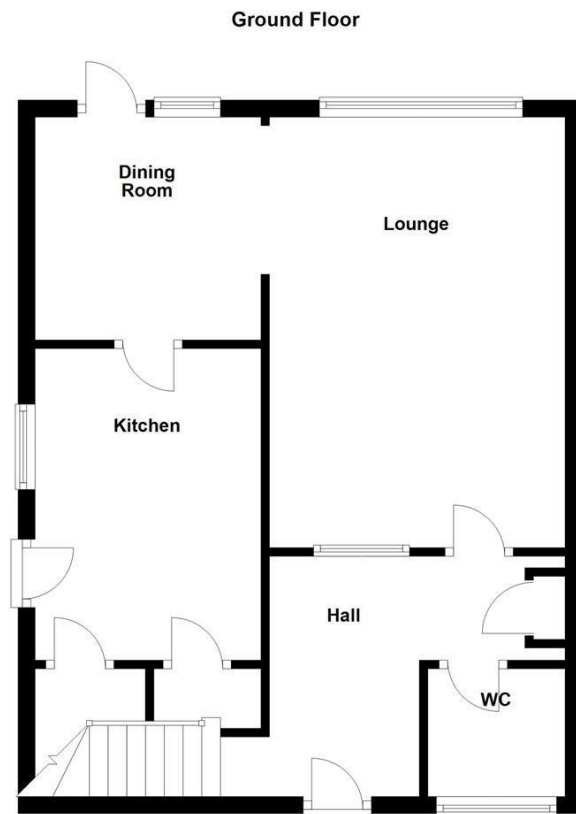




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 1 Edelshain Grove, Sandal, Wakefield, WF2 6HG

**For Sale Freehold £339,950**

Occupying a pleasant cul-de-sac location is this well appointed three bedroom detached family home benefitting from driveway parking, detached garage and attractive gardens.

The property briefly comprises of the entrance hall, downstairs w.c., lounge, dining room and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden and driveway parking leading to the detached garage. To the rear is an attractive lawned garden with flagged patio seating area.

Nestled in a prime part of Sandal, the property is well placed to local amenities such as shops and several local schools. Sandal & Agbrigg railway station is a short distance away, with trains to Leeds and Sheffield. For those wishing to travel further afield, Junction 39 of the M1 motorway is only a short drive away.

A fantastic family home, only a full internal inspection will reveal all that's on offer at this quality home and a viewing is highly recommended.

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**

### 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

UPVC front entrance door, staircase to the first floor landing, central heating radiator and doors leading through to the kitchen, lounge and downstairs w.c. Large frosted window looking through to the lounge.

### W.C.

5'2" x 4'10" [1.59m x 1.49m]

UPVC double glazed frosted window to the front elevation, central heating radiator, vanity wash hand basin and low flush w.c.

### LOUNGE

16'6" x 11'4" [5.03m x 3.46m]

UPVC double glazed window to the rear elevation, central heating radiator and feature marble fireplace with gas fire. An opening through to the dining room.



### DINING ROOM

8'7" x 8'5" [2.64m x 2.59m]

UPVC double glazed window and door to the rear. Space for a dining table and chairs. Door leading through to the kitchen.



### KITCHEN

11'10" x 9'0" [3.61m x 2.75m]

Quality range of modern fitted soft close wall and base units with granite work surface and granite splash back. Four ring induction hob with stainless steel filter hood above, integrated oven and grill, integrated microwave, plumbing for an automatic washing machine and integrated dishwasher. Central heating radiator, UPVC double glazed window and door to the side elevation and built in storage cupboard under the stairs currently used as a pantry with space for a fridge or freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, central heating radiator, loft access, airing cupboard and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

10'8" x 11'1" [3.27m x 3.38m]

UPVC double glazed window to the front elevation, central heating radiator and Hammond built in wardrobes.



### BEDROOM TWO

12'2" x 10'8" [3.71m x 3.27m]

UPVC double glazed window to the rear elevation, central heating radiator and Hammond fitted wardrobes.



### BEDROOM THREE

7'4" x 9'4" [2.25m x 2.85m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.



### BATHROOM/W.C.

6'11" x 6'1" [2.13m x 1.87m]

Three piece suite comprising vanity wash hand basin, low flush w.c.

and ceramic bath with mixer shower. Fully tiled walls and floor. Central heating radiator, spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.



### OUTSIDE

To the front of the property is a lawned garden with bush and shrubbery border surrounding. There is ample driveway parking leading to the detached garage with up and over door. To the rear is a flagged patio seating area, lawned garden with bush and shrubbery border.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.