



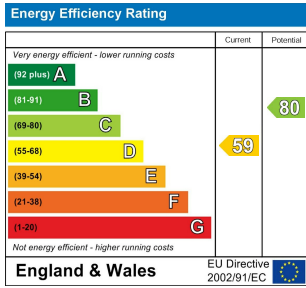
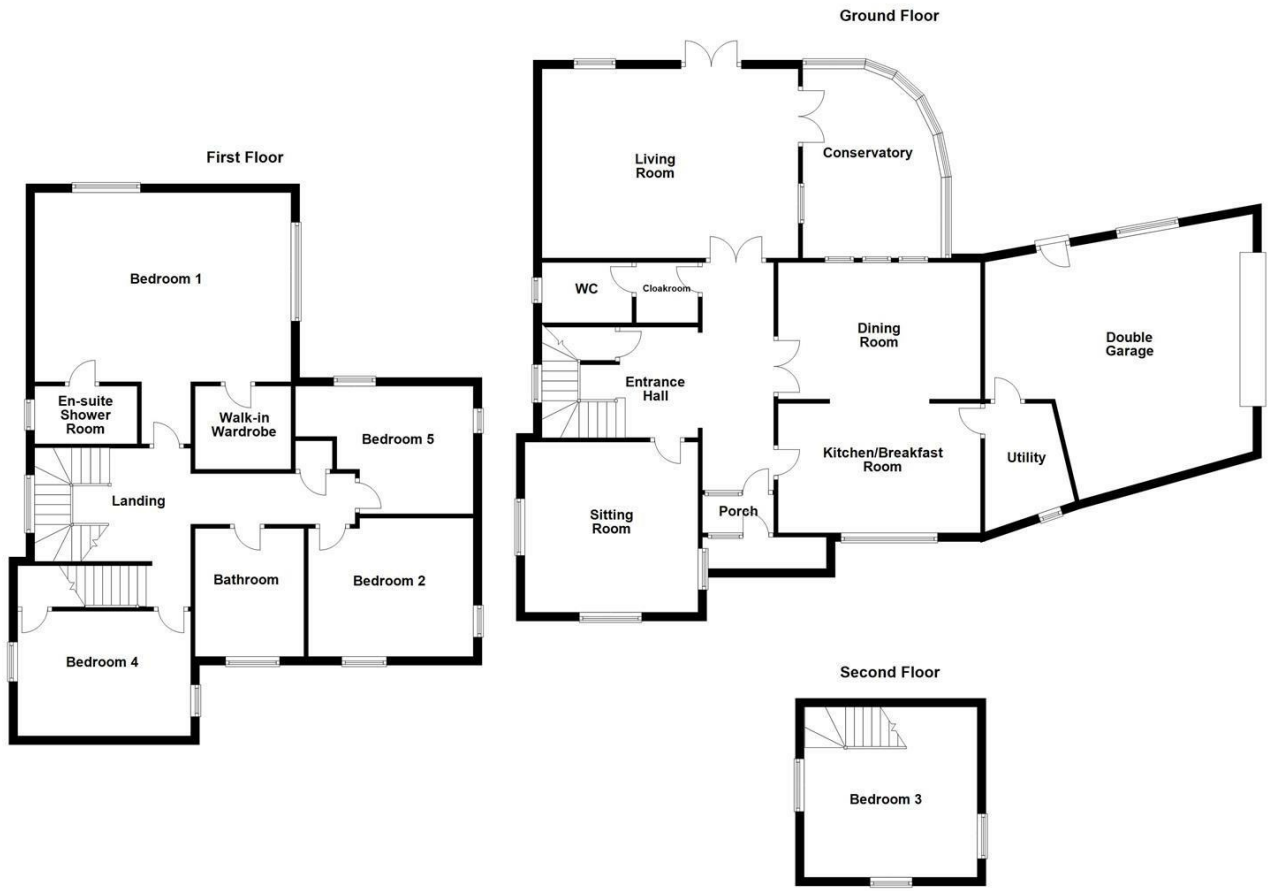
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



8, Chevet Croft, Sandal, Wakefield, WF2 6QR
For Sale Freehold Guide Price £725,000 - £750,000

Nestled in a select cul-de-sac in the sought after area of Sandal, this impressive five bedroom detached home offers generously proportioned accommodation across three floors. The property benefits from spacious reception areas, a large driveway leading to a double garage, and beautifully maintained lawned gardens.

The ground floor features a welcoming porch, hallway, cloakroom, downstairs WC, sitting room, kitchen/breakfast room, dining room, utility, conservatory, and a living room. The first-floor landing provides access to four bedrooms, including a principal bedroom with an en suite shower room and walk-in wardrobe, as well as a four-piece family bathroom. A further staircase leads to an additional bedroom on the second floor. Outside, the property boasts a pleasant front lawn, a generous driveway, a double garage, and a fully enclosed rear garden with a paved patio area, perfect for outdoor dining and entertaining.

Located in the popular Sandal area, this exceptional home is close to amenities such as schools, pubs, and a post office. The M1 motorway is just a short drive away, and Sandal/Agbrigg train station is easily accessible. Nearby attractions like Newmillerdam Country Park and Pugneys Water Park further enhance the appeal of this prime location.

A full internal inspection is highly recommended to appreciate all that this family home has to offer.



ACCOMMODATION

PORCH

UPVC front entrance door with further UPVC double glazed door leading into the entrance hall.

HALL

177" x 173" [max] x 53" [min] [5.37m x 5.28m [max] x 1.61m [min]]

Stairs to the first floor landing with understairs storage cupboard, dado rail, central heating radiator, coving to the ceiling, arched UPVC double glazed window to the side and doors to the sitting room, kitchen/breakfast room, cloakroom. Two sets of double doors leading to the living room and dining room.

KITCHEN/BREAKFAST ROOM

155" x 910" [4.7m x 3.02m]

Range of wall and base units with granite work surface over, inset sink and drainer with mixer tap and tiled splash back. Space and plumbing for a dishwasher and space and plumbing for a Range style cooker with splash back and cooker hood. An opening to the dining room, coving to the ceiling, spotlights to the ceiling, column central heating radiator, UPVC double glazed windows to front and door to the utility.

DINING ROOM

92" x 155" [2.81m x 4.7m]

Set of double doors to the entrance hall, central heating radiator, coving to the ceiling and UPVC double glazed windows looking through to the conservatory.



UTILITY

86" x 63" [2.61m x 1.93m]

Laminate work surface over with space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap, tiled walls, coving to the ceiling, UPVC double glazed window to the front, central heating radiator and door to the double garage.

DOUBLE GARAGE

207" x 185" [max] x 109" [min] [6.29m x 5.63m [max] x 3.29m [min]]

Electric up and over door, power and light. UPVC double glazed frosted door and window to the rear garden.

CLOAKROOM

47" x 46" [1.41m x 1.38m]

Central heating radiator, coving to the ceiling and door to the downstairs w.c.

W.C.

69" x 47" [2.07m x 1.42m]

UPVC double glazed frosted window to the side, central heating radiator, coving to the ceiling, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and partially tiled.

SITTING ROOM

132" x 121" [4.02m x 3.95m]

Two central heating radiators, coving to the ceiling and UPVC double glazed windows to the side and front.

LIVING ROOM

144" x 195" [4.38m x 5.92m]

UPVC double glazed windows to the rear and looking through to the conservatory, two central heating radiators, coving to the ceiling and UPVC double glazed arched double doors providing access to the conservatory and rear garden. Electric fireplace with marble hearth, surround and wooden mantle.



CONSERVATORY

104" x 133" [max] x 59" [min] [3.16m x 4.04m [max] x 1.76m [min]]

Surrounded by UPVC double glazed windows, wall mounted electric heater, two sets of UPVC double glazed windows to the dining room and living room.



FIRST FLOOR LANDING

Coving to the ceiling, ceiling rose, continuation of the UPVC double glazed arched window from the entrance hall, dado rail, central heating radiator, loft access and doors to four bedrooms, the house bathroom and storage cupboard. Stairs providing access to a further bedroom.



BEDROOM ONE

195" [min] x 197" [max] x 144" [5.92m [min] x 5.98m [max] x 4.39m]

UPVC double glazed windows to the side and rear, central heating radiator, coving to the ceiling, ceiling rose, spotlights to the ceiling and doors to the walk in wardrobe and en suite shower room.



EN SUITE SHOWER ROOM/W.C.

47" x 79" [1.4m x 2.37m]

UPVC double glazed frosted window to the side, ladder style radiator, spotlights, coving to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. Shaver socket point, fully tiled walls and floor.

WALK IN WARDROBE

62" x 69" [1.9m x 2.07m]

Coving to the ceiling and spotlights.

BEDROOM TWO

128" x 91" [max] x 81" [min] [3.87m x 3.03m [max] x 2.72m [min]]

UPVC double glazed windows to the front and side, coving to the ceiling and central heating radiator.

BEDROOM FOUR

121" x 96" [3.95m x 2.92m]

UPVC double glazed windows to the side, central heating radiator and coving to the ceiling. Door to understairs storage cupboard.

BEDROOM FIVE

92" x 142" [max] x 87" [min] [2.8m x 4.34m [max] x 2.64m [min]]

UPVC double glazed windows to the side and rear, fitted wardrobes and central heating radiator.

BATHROOM/W.C.

77" x 810" [2.32m x 2.7m]

UPVC double glazed frosted window to the front, coving to the ceiling, spotlights, shaver socket point, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Separate shower cubicle with shower head attachment and glass shower screen.



BEDROOM THREE

131" x 121" [4.01m x 3.94m]

UPVC double glazed windows to the side, timber framed circular double glazed to the front, coving to the ceiling, spotlights, central heating radiator and loft access.

OUTSIDE

To the front of the property the garden is laid to lawn with mature shrubs and trees with paved pathway to the front door. A broad paved driveway provides off road parking for several vehicles leading to the double attached garage. To the rear is a lawned garden with planted shrub border, mature conifer trees and paved patio area, perfect for outdoor dining and entertaining and fully enclosed.



COUNCIL TAX BAND

The council tax band for this property is G.

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.