



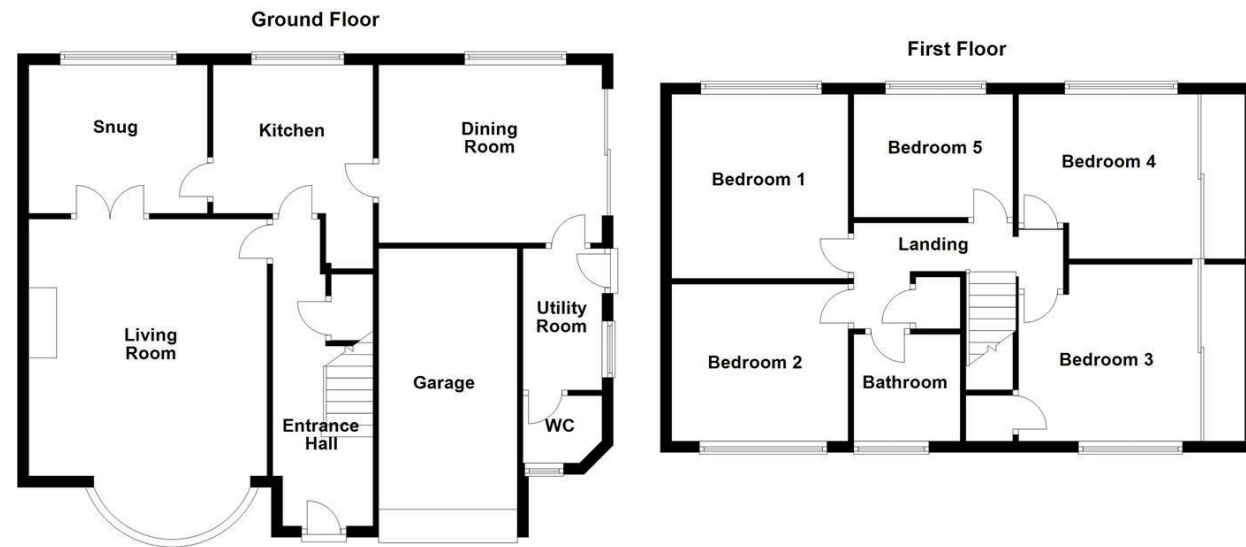
WAKEFIELD
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OSSETT
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HORBURY
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01977 798 844



34 The Spinney, Sandal, Wakefield, WF2 6JN

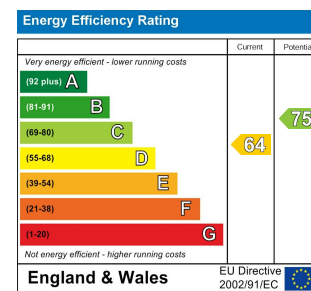
For Sale Freehold £350,000

Available with immediate vacant possession and having no chain involved is this extended five bedroom semi detached property. The property enjoys a cul-de-sac position with a stunning rear garden, off street parking and integral garage.

The accommodation briefly comprises living room, snug, kitchen, separate dining room, utility room and downstairs w.c. To the first floor there are five generous bedrooms and the main house bathroom/w.c. Outside, to the front there is a pleasant lawned garden together with a concrete driveway and integral garage. There is a lovely lawned garden to the rear, greenhouse and timber shed as well as a patio seating area to the side.

The property is located close to local amenities and schools with main bus routes running to and from Wakefield city centre with the national motorway network close at hand for those looking to work or travel further afield.

Only a full internal inspection will reveal all that is on offer within this quality home and an early viewing comes highly recommended.



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

Front entrance door, coving to the ceiling, central heating radiators, stairs to the first floor and doors off to the living room and kitchen. Useful understairs storage cupboard.

LIVING ROOM

13'11" x 14'11" [4.26m x 4.57m]

Timber double glazed walk in bay window, wooden floor, central heating radiator and a living flame effect gas fire on a tiled hearth, matching interior and cast iron feature. Double timber doors to the snug.



SNUG

8'8" x 10'5" [2.66m x 3.20m]

Solid wooden flooring, coving to the ceiling, timber double glazed window to the rear, central heating radiator and door to the kitchen.

KITCHEN

8'7" x 9'4" [2.62m x 2.85m]

Fitted with a range of wall and base units with a laminate work surface over

incorporating a ceramic sink and drainer with mixer tap. Plumbing and drainage for a dishwasher, integrated oven and grill with four ring gas hob, wooden window to the rear, fully tiled floor, space for large fridge/freezer and inset spotlights to the ceiling. Door to separate dining room and central heating radiator.

DINING ROOM

13'0" x 10'4" [3.97m x 3.17m]

Timber double glazed window to the rear, timber patio doors to the rear, central heating radiator, coving to the ceiling and door to utility room.



UTILITY ROOM

8'3" x 4'7" [2.54m x 1.42m]

Fitted with a range of base units with laminate work surface over and stainless steel sink and drainer with mixer tap. Space with plumbing and drainage for a washing machine, space for a dryer, fully tiled floor, timber side entrance door and timber double glazed window to the side. Door to w.c. UPVC cladding and inset spotlights to the ceiling.

W.C.

3'11" x 4'7" [1.20m x 1.40m]

Two piece suite comprising low flush w.c., pedestal wash basin with mixer tap, partially tiled walls, fully tiled floor, wall mounted combination condensing boiler, UPVC cladding and spotlights to the ceiling. Central heating radiator and timber double glazed window to the front.

FIRST FLOOR LANDING

Coving to the ceiling, doors to five bedrooms, the main house bathroom and loft access. Useful storage cupboard and second hatch leading to a boarded loft space with drop down ladder.

BEDROOM ONE

10'9" x 10'4" [3.30m x 3.15m]

Timber double glazed window to the rear, fitted double wardrobes, solid wooden floor, central heating radiator and coving to the ceiling.



BEDROOM TWO

10'5" x 9'5" [3.20m x 2.89m]

Timber double glazed window to the front, solid wooden floor, central heating radiator and coving to the ceiling.



BEDROOM THREE

10'6" x 10'5" max [3.22m x 3.20m max]

Fitted wardrobe, central heating radiator, built in cupboard, laminate flooring and timber double glazed window to the front.

BEDROOM FOUR

9'7" x 10'5" max [2.94m x 3.20m max]

Timber double glazed window to the rear, laminate flooring, coving to the ceiling, central heating radiator and fitted double wardrobe.

BEDROOM FIVE

7'2" x 9'4" [2.20m x 2.87m]

Laminate flooring, central heating radiator and timber double glazed window to the rear.

BATHROOM/W.C.

6'2" x 6'4" [1.89m x 1.94m]

Three piece suite comprising panelled bath with electric shower over, low flush w.c. and pedestal wash basin. Chrome ladder style radiator, laminate flooring, timber double glazed window to the front, extractor fan, UPVC cladding and inset spotlights to the ceiling.



OUTSIDE

To the front of the property there is a concrete driveway providing of street parking and leading to an integral garage [4.83m x 2.80m with power and light]. There is an attractive lawned garden with privet hedges. There is a paved side patio with rockery border and steps to the rear garden which is primarily laid to lawn with timber shed, greenhouse and timber panelled surround fences. Water point and outside lighting.



COUNCIL TAX BAND

The council tax band for this property is C.

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.