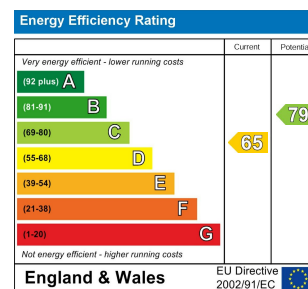
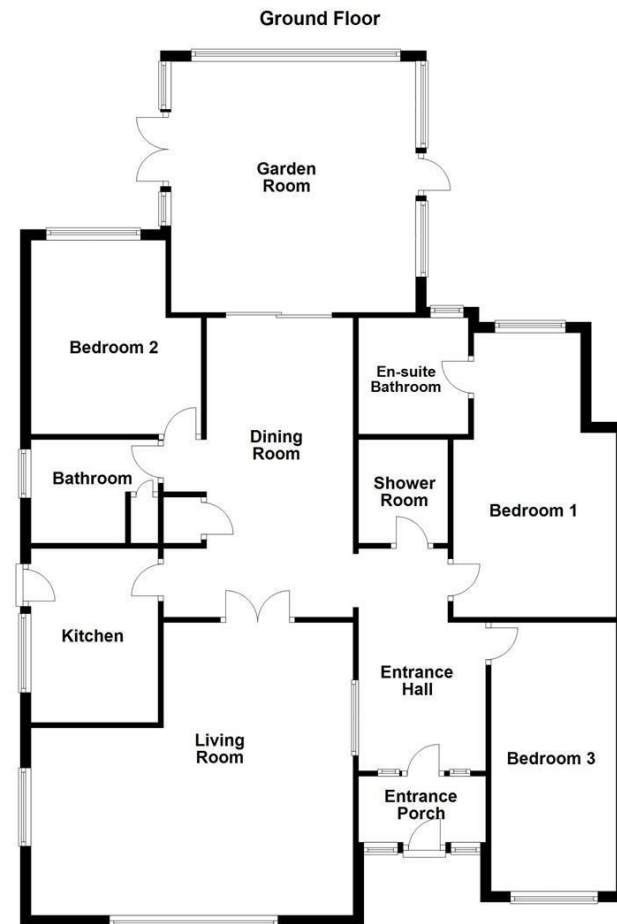




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**7 Marriott Grove, Sandal, Wakefield, WF2 6RP**

**For Sale Freehold £450,000**

Situated in a popular part of Sandal and deceptive from the main roadside is this spacious and extended three bedroom detached bungalow benefiting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, entrance hallway which leads to two bedrooms (bedroom one with en suite bathroom), shower room, large dining room with doors to bathroom, further bedroom, garden room, living room and kitchen. Outside, to the front there is a driveway providing off street parking leading to brick built garage with lawned garden with plants and shrubs bordering. To the rear an attractive lawned garden with plants, trees and shrubs bordering incorporating flagged patio area.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home for the working couple, family or those looking to downsize and an early viewing comes highly recommend to avoid disappointment.



#### ACCOMMODATION

##### ENTRANCE PORCH

6'7" x 5'10" (2.01m x 1.79m)

UPVC entrance front entrance door, tiled floor and door into main entrance hallway.

##### ENTRANCE HALLWAY

Single glazed window into the lounge, radiator and squared archway opening into the dining room. Access to shower room and two bedrooms.

##### BEDROOM THREE

7'8" x 17'1" (2.36m x 5.22m)

UPVC double glazed window to the front, radiator and fitted wardrobes to one side of the wall.

##### SHOWER ROOM/W.C.

6'4" x 5'4" (1.95m x 1.63m)

Low flush w.c., pedestal wash basin, shower cubicle with electric shower and radiator.

##### BEDROOM ONE

10'1" x 9'10" plus 5'8" x 6'2" (3.09m x 3.0m plus 1.75m x 1.90m)

UPVC double glazed window to the rear, built in wardrobes to one side of the wall and door to the en suite bathroom.



##### EN SUITE BATHROOM/W.C.

6'5" x 6'10" (1.98m x 2.09m)

Panelled bath with electric shower over, concealed low flush w.c. and wash basin with vanity cupboards. Radiator, fitted storage cupboards and UPVC double glazed frosted window to the rear.

##### DINING ROOM

8'8" x 19'7" (2.66m x 5.99m)

Radiator, delph rack, sliding doors into the garden room and doors to bedroom two, bathroom and store cupboard. French doors leading into the living room.



##### BATHROOM/W.C.

8'0" x 6'11" (2.45m x 2.11m)

Low flush w.c., pedestal wash basin, panelled bath with mixer shower, fully tiled walls, tiled effect floor, UPVC double glazed frosted window to the side, radiator and door to a store cupboard.



##### BEDROOM TWO

15'7" x 11'4" [max] x 8'4" [min] [4.77m x 3.47m [max] x 2.55m [min]]

UPVC double glazed window to the rear, fitted wardrobes to two sides of the wall, bedside drawers and dressing table.



##### GARDEN ROOM

15'3" x 14'2" [4.66m x 4.34m]

Wood flooring, three radiators, UPVC double glazed windows to the rear and side with door to the side. French doors to the other side with windows either side.



##### LIVING ROOM

19'4" x 11'2" [min] x 19'6" [max] [5.91m x 3.41m [min] x 5.96m [max]]

UPVC double glazed windows to the front and side, two radiators, coving to the ceiling and window into the hallway. Gas fire with marble back, hearth and separate surrounding.



##### KITCHEN

8'1" x 10'8" (2.48m x 3.27m)

Range of wall and base units with quartz work surface over incorporating 1 1/2 sink and quartz drainer, integrated Miele dishwasher, AEG induction touch screen four ring electric hob, integrated fridge, integrated Miele oven and grill and integrated AEG combi microwave. Drawers down the base units, display cabinets in the wall units, radiator, breakfast bar, UPVC double glazed window and door to the side. Fully tiled walls and floor.

##### OUTSIDE



##### COUNCIL TAX BAND

The council tax band for this property is E.

##### 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.

##### PLEASE NOTE

Please Note – The sale of this property is subject to the receipt of Grant of Probate. The Probate Application has been made but is yet to be received.