



WAKEFIELD | **OSSETT** | **HORBURY**
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4 The Russets, Sandal, Wakefield, WF2 6JF

For Sale Freehold £375,000

Occupying a fantastic plot in the sought after area of Sandal is this well presented four bedroom detached dormer bungalow benefitting from driveway parking, detached garage and attractive gardens. Benefiting from a boiler, which was installed in April 2024.

The property briefly comprises of entrance hall, downstairs bathroom with separate w.c., open plan lounge/dining room, kitchen and bedroom. The first floor landing leads to three further bedrooms and family bathroom/w.c. Externally there is a gated access to the front leading to a lawned garden and driveway providing ample off road parking leading to the detached garage. To the rear is a lawned garden incorporating paved patio area.

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 fantastic family home and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

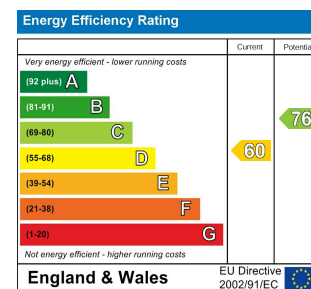
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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

Central heating radiator, access to the downstairs bathroom, w.c., bedroom, lounge/dining room and kitchen.

LIVING/DINING ROOM

23'2" x 21'9" [max] [7.08m x 6.65m [max]]

Two UPVC double glazed windows to the rear elevation with a further window to the front, three central heating radiators and feature fireplace with brick surround.



KITCHEN

13'5" x 11'11" [4.11m x 3.65m]

UPVC double glazed window to the rear elevation with

side door. Fitted kitchen with a range of wooden wall and base units with laminate work tops, space for an electric cooker, 1 1/2 stainless steel sink and drainer unit, space for a washing machine, space for a dishwasher and space for a fridge/freezer. central heating radiator.

BEDROOM

12'6" x 8'9" [3.82m x 2.69m]

UPVC double glazed window to the front elevation and central heating radiator. Currently used as a sitting room.

BATHROOM

6'0" x 6'2" [1.83m x 1.9m]

UPVC double glazed frosted window to the side. Two piece suite comprising vanity wash hand basin with mixer tap and bath with wall mounted shower. Central heating radiator and fully tiled walls.

W.C.

2'11" x 6'2" [0.9m x 1.9m]

UPVC double glazed frosted window to the side, low flush w.c. and wash hand basin with mixer tap. Part tiled walls.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM ONE

13'6" x 12'5" [4.14m x 3.81m]

UPVC double glazed window to the side elevation and central heating radiator.



BEDROOM TWO

13'6" x 8'4" [4.14m x 2.55m]

UPVC double glazed window to the side elevation and central heating radiator.



BEDROOM THREE

10'0" x 8'11" [3.05m x 2.74m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.

7'11" x 8'3" [2.43m x 2.54m]

UPVC double glazed frosted window to the rear elevation. Four piece suite comprising corner bath suite, 'his and hers'

wash hand basins, bidet and low flush w.c. Central heating radiator and fully tiled walls.



OUTSIDE

To the front of the property is an attractive lawn with bush and shrubbery surrounding and flagged walkway to the side. There is a tarmac driveway providing ample space for three cars with double cast iron gated entry leading to a detached garage with up and over door. To the rear is of the property is a flagged patio seating with lawn and bush and shrubbery border. There is gated access to both sides leading to the front.



COUNCIL TAX BAND

The council tax band for this property is E.

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.