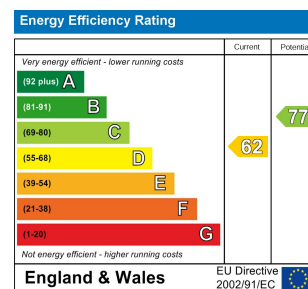
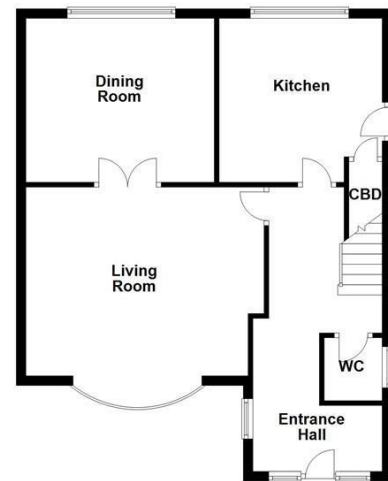
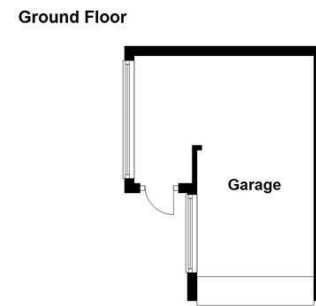




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**IMPORTANT NOTE TO PURCHASERS**

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.



**24 Lime Crescent, Sandal, Wakefield, WF2 6RY**

**For Sale Freehold £395,000**

A three bedroom detached family home enjoying open aspect views to the rear, three double bedrooms, two reception rooms, ample off road parking to the side driveway, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., kitchen with integrated appliances, spacious living room with feature fireplace and double doors into the dining room. To the first floor there are three double bedrooms and the five piece house bathroom/w.c. Outside to the front there is an attractive lawned garden with shrubs and plants, a good size tarmac driveway provides off road parking and continues down the side of the property to the single detached garage, whilst to the rear there is a pleasant lawn with paved and pebbled areas enjoying open views over fields.

The property is located within the sought after area of Sandal, close to amenities such as shops, schools, restaurants and public houses. For the commuter local bus routes are within walking distance and the M1 motorway is a short drive away, as well as Sandal/Agbrigg train station.

A full internal inspection at your earliest convenience is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Front UPVC entrance door with frosted panes to either side, UPVC double glazed window to the side, central heating radiator, laminate flooring, coving to the ceiling, staircase with hand rail leading to the first floor, doors to the downstairs w.c., living room and kitchen.

### DOWNSTAIRS W.C.

4'2" x 3'10" [1.29m x 1.17m]

Part tiled walls, low flush w.c. and pedestal wash basin with two taps. Laminate flooring, central heating radiator and UPVC double glazed frosted window to the side.

### LIVING ROOM

16'3" x 12'10" [4.96m x 3.93m]

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, electric fire on a marble hearth with matching interior within wooden decorative surround. Wall mouldings with glass shelving, ceiling rose, coving to the ceiling and double timber doors into the dining room.

### DINING ROOM

11'4" x 12'10" [3.47m x 3.92m]

UPVC double glazed window to the open aspect, ceiling rose, coving to the ceiling, central heating radiator.



### KITCHEN

11'1" x 11'2" [3.39m x 3.41m]

A range of wall and base units with laminate work surface over, tiled splashback, integrated oven and grill with four ring ceramic hob and cooker hood over. Display cabinets with glass shelving and downlights. Integrated fridge, combi condensing boiler, plumbing and drainage for a washing machine, UPVC double glazed window to the rear, inset spotlights to the ceiling, central heating radiator, UPVC double glazed door to the side, door to the understairs storage cupboard.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling, loft access, doors to the bedrooms and house bathroom/w.c. Storage cupboard.

### BEDROOM ONE

11'1" to wardrobes x 12'5" [3.38m to wardrobes x 3.81m]

A range of fitted wardrobes to one wall, fitted dressing table, UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.



### BEDROOM TWO

13'0" x 11'8" [3.97m x 3.57m]

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

11'1" x 14'4" max x 9'6" min [3.40m x 4.37m max x 2.91m min]

UPVC double glazed window to the front, central heating radiator.

### HOUSE BATHROOM/W.C.

6'5" x 11'1" [1.96m x 3.38m]

Coloured suite comprising panelled bath with two taps, bidet with mixer tap, low flush w.c., pedestal wash basin with mixer and enclosed shower cubicle with mixer shower. Tiled walls, chrome ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front of the property there is a lawned garden with areas of plants and shrubs. Paved pathway to the front entrance door, outside lighting and front walls. The side tarmac driveway provides off road parking and leads to the single detached garage with manual up and over door, two windows, power and light, entrance door (measuring 5.37m x 3.74m max x 2.52m min). The rear garden has a pleasant lawn, paved area with pebbled sections, stream at the very rear of the garden with planted edges and open views to be enjoyed. Outside water point and floodlight, further outside sensor lighting.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.