

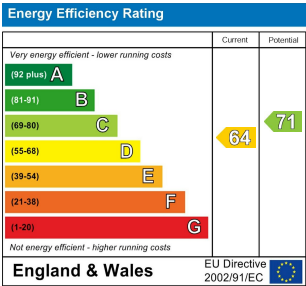


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
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## 17 Beechfield, Sandal, Wakefield, WF2 6AW

### For Sale Freehold £475,000

Enjoying a cul-de-sac position in this sought after part of Sandal is this spacious detached family home designed in 1965 by a Swedish architect with five good sized bedrooms and in need of modernisation. Boasting a private garden and ample parking with car port and integral garage, plus a full roof replacement in 2023, an early viewing is highly recommended.

With underfloor heating throughout the accommodation briefly comprises entrance porch, spacious living room with dining area, modern kitchen, side entrance hall, snug/office, downstairs w.c. and integral garage. An open plan staircase leads to the first floor providing access to five bedrooms (the majority having built-in storage), with the principal bedroom boasting dressing room and sink. In addition there is a family bathroom plus separate shower room and w.c. Outside, the property has attractive gardens to the front and rear, the rear enjoying a particularly good degree of privacy. A driveway provides ample off street parking with additional car port and integral garage.

The property is well placed for access to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield. Newmillerdam and Pugneys are also close by for nature walks.

A viewing is essential to fully appreciate the potential all this home has to offer.





#### ACCOMMODATION

##### ENTRANCE PORCH

Composite front entrance door, internal frosted window and door leading through to the living room.

##### LIVING ROOM

16'6" x 14'1" max [5.04m x 4.30m max]  
UPVC double glazed window to the front, ceiling beams, central heating radiator and fitted solid oak shelving and television stand incorporating fireplace. Engineered oak flooring throughout into the dining area. Open wooden staircase to the first floor landing. Door to the downstairs w.c.

##### DINING AREA

15'6" x 10'9" [4.73m x 3.30m]  
UPVC double glazed window to the rear, ceiling beams, central heating radiator and a continuation of the engineered oak flooring. Door to the kitchen.

##### KITCHEN

14'10" x 8'7" [4.54m x 2.64m]  
Comprising a range of modern soft close high gloss wall and base units with laminate work surface and tiled splash back, integrated oven and grill, four ring induction hob with black glass splash back and cooker hood over, integrated dishwasher, 1.5 bowl stainless steel sink and drainer, plumbing and space for a washing machine, part tiled floor, part laminate flooring, extractor fan, central heating radiator and UPVC double glazed window to the rear. Double doors to a built-in store/pantry. Doors to the side entrance hall and snug/office.



##### SIDE ENTRANCE HALL

9'1" x 5'3" [2.77m x 1.62m]  
Fitted high gloss matching cupboards, laminate flooring, central heating radiator and UPVC double glazed side entrance door.



##### SNUG/OFFICE

10'5" x 9'2" [3.18m x 2.80m]  
UPVC double glazed window to the rear, ceiling fan, coving to the ceiling, central heating radiator, laminate flooring and UPVC double glazed side entrance door.

##### DOWNSTAIRS W.C.

5'6" x 2'11" plus 5'1" x 2'11" [1.69m x 0.89m plus 1.57m x 0.90m]  
Wash basin with vanity unit, part tiled walls, tiled floor and UPVC double glazed window to the front. Door to a further section of the downstairs w.c. which houses a low flush w.c. and extractor fan.

##### INTEGRAL GARAGE

Hormann garage door to the front and external side entrance door.

##### FIRST FLOOR LANDING

Doors to five bedrooms, family bathroom, shower room and separate w.c. Cupboard housing the boiler. Loft access.

##### BEDROOM ONE

14'2" x 13'0" max [4.32m x 3.98m max]  
UPVC double glazed window to the front, central heating radiator, laminate flooring and built-in wardrobes with sliding mirrored doors. Door to the dressing room.



##### DRESSING ROOM

6'7" x 5'0" [2.03m x 1.53m]  
Vanity units providing useful storage, wash basin, part tiled walls, tiled floor and built-in wardrobes with sliding mirrored doors. Loft access.

##### BEDROOM TWO

14'9" x 8'8" [4.52m x 2.65m]  
UPVC double glazed window to the front, central heating radiator and laminate flooring.



##### BEDROOM THREE

13'4" x 7'4" plus walk-in area [4.08m x 2.26m plus walk-in area]  
UPVC double glazed window to the rear, central heating radiator and laminate flooring.



##### BEDROOM FOUR

10'3" x 9'2" max [3.13m x 2.81m max]  
UPVC double glazed window to the rear, central heating radiator, laminate flooring and built-in wardrobe with sliding doors.

##### BEDROOM FIVE

10'4" x 7'10" [3.15m x 2.41m]  
UPVC double glazed window to the side, central heating radiator, laminate flooring and built-in wardrobe/storage cupboard.

##### FAMILY BATHROOM

10'7" x 6'2" [3.25m x 1.88m]  
Three piece suite comprising double-ended panelled bath, shower cubicle with twin-head rainfall mixer shower and large vanity wash basin and Hans Grohe tap. UPVC frosted window to the rear, fully tiled walls and floor, spotlights, large ladder style radiator, extractor fan and shaver socket.



##### SHOWER ROOM

5'4" x 2'11" [1.64m x 0.89m]  
Tiled shower cubicle with wall mounted electric shower, wall hung wash basin, UPVC double glazed frosted window to the side, tiled floor and central heating radiator.

##### W.C.

6'4" x 6'0" max [1.94m x 1.85m max]  
Low flush w.c. and wall hung wash basin. Fully tiled walls and floor.

##### OUTSIDE

There is a lawned garden to the front with hedge for privacy. A block paved driveway provides ample off street parking leading to the integral single garage. The driveway continues down the side of the property through double timber gates and under a car port. Good sized garden to the rear which enjoys an excellent degree of privacy and is laid mainly to lawn with mature trees and shrubs, pond and patio seating area. Outside power sockets and lighting.



##### COUNCIL TAX BAND

The council tax band for this property is E

##### 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 six local offices.

##### 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.