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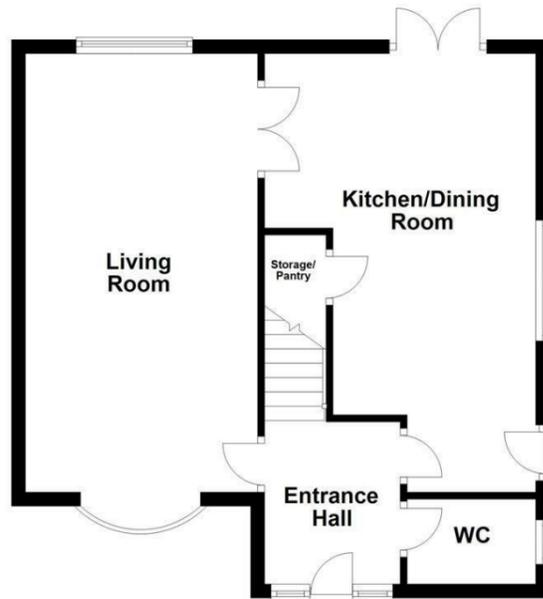
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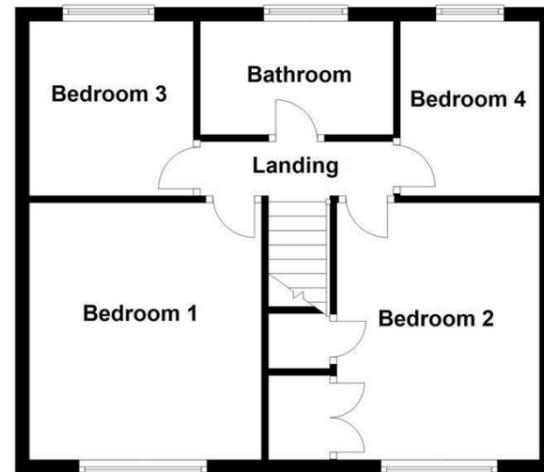
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Ground Floor



First Floor



48 Sinclair Garth, Sandal, Wakefield, WF2 6RE

For Sale Freehold £405,000

Nestled in a cul-de-sac location in the sought after area of Sandal is this superbly presented four bedroom detached family home benefitting from modern kitchen and bathroom, garage and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, downstairs w.c., living room and kitchen/dining room. The first floor landing leads to four bedrooms and four piece house bathroom/w.c. Outside to the front is a pleasant lawned garden and stone paved driveway leading to the single garage. To the rear is an enclosed lawned garden with paved patio area, perfect for outdoor dining and entertaining.

The property is located within the sought after area of Sandal, close to amenities such as 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.

Only a full internal inspection will reveal all that's on offer at 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,

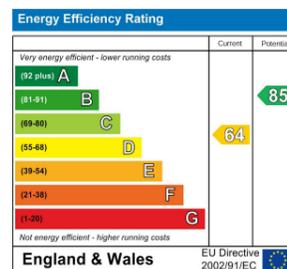
Pontefract & Castleford office 01977 798844

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.



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ACCOMMODATION

ENTRANCE HALL

77" x 64" [2.33m x 1.95m]

UPVC front entrance door, tiled flooring, stairs to the first floor landing, spotlights, central heating radiator, doors to the kitchen/dining room, living room and downstairs w.c.

W.C.

60" x 40" [1.85m x 1.22m]

UPVC double glazed frosted window to the side, spotlights, chrome ladder style radiator, tiled flooring, concealed cistern low flush w.c., ceramic Belfast style sink with mixer tap and tiled splash back.

LIVING ROOM

20'8" x 10'11" [6.3m x 3.35m]

UPVC double glazed bow window to the front with further window to the rear, set of double doors to the kitchen/dining room, central heating radiator and multi fuel burning stove with slate hearth and wooden mantle.



KITCHEN/DINING ROOM

20'8" x 13'2" [max] x 6'4" [min] [6.3m x 4.02m [max] x 1.95m [min]]

Range of modern wall and base units with quartz work surface over, ceramic Belfast sink and drainer with mixer tap, integrated AEG appliances including double oven and microwave with five ring induction hob and extractor hood. Integrated fridge/freezer, integrated washing machine and integrated dishwasher. Spotlights, two anthracite column central heating radiators, UPVC double glazed frosted door and window to the side, set of UPVC double glazed French doors to the rear garden, access to the understairs storage cupboard and double doors back to the living room.



FIRST FLOOR LANDING

Loft access, spotlights and doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 11'1" [3.64m x 3.4m]

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



BEDROOM TWO

9'11" x 11'11" [3.03m x 3.65m]

UPVC double glazed window to the front, central heating radiator, over stairs storage cupboard and double doored fitted storage cupboard.



BEDROOM THREE

8'5" x 7'8" [2.57m x 2.36m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM FOUR

8'5" x 6'11" [2.57m x 2.12m]

UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

5'4" x 9'2" [1.63m x 2.8m]

Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with mixer tap and shower cubicle with electric shower. Spotlights, tiled floor, UPVC double glazed frosted window to the rear and extractor fan.



OUTSIDE

To the front of the property is a lawned garden and stone paved driveway providing off road parking leading to the single garage with manual up and over door. To the rear is a lawned garden with planted beds and shrubs, a stone paved patio area, perfect for outdoor dining and enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.