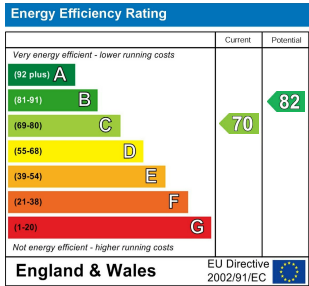


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |   |                                 |
|-----------------------------------|---|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 11 Pledwick Lane, Sandal, Wakefield, WF2 6DL

### For Sale Freehold £475,000

Located within the prestigious area of Sandal sits this three bedroom detached true bungalow benefitting from open plan living/dining/kitchen, driveway parking and attractive gardens.

The accommodation briefly comprises of the entrance hall leading into the inner hallway providing access to the bathroom, three bedrooms (principal bedroom with en suite facilities), open plan living room with access to the dining area and modern fitted kitchen with separate utility room and access to the store room (previously garage). Outside to the front is a driveway providing off road parking for two vehicles and an attractive lawned garden. To the rear is a good sized enclosed garden comprising paved patio area, perfect for outdoor dining, allotment style beds, greenhouse, cold frame and shed with planted borders.

The property is within walking distance to local amenities including schools nearby. Newmillerdam Country park, eateries, public houses and Sandal Golf Course are all nearby. For the commuter there are local bus routes nearby and the M1 motorway network is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

50" x 79" (1.53m x 2.37m)  
UPVC front entrance door with frosted panel, central heating radiator and door leading to the inner hallway.

HALLWAY

Laminate flooring, central heating radiator and doors to three bedrooms, bathroom and living room.

BATHROOM/W.C.

56" x 69" (1.70m x 2.08m)  
Three piece suite comprising panelled bath with two taps and separate mixer shower, low flush w.c. and wash basin. Wall mounted extractor fan, shaver socket point, UPVC double glazed frosted window overlooking the rear aspect and chrome ladder style radiator.



BEDROOM ONE

18'9" x 10'0" (min) x 11'11" (max) (5.74m x 3.06m (min) x 3.65m (max))  
Range of fitted wardrobes, set of UPVC double glazed French doors to the rear garden, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'11" x 6'10" (1.21m x 2.10m)  
Three piece suite comprising larger than average shower cubicle with mixer shower, concealed cistern low flush w.c. and vanity wash basin with mixer tap, mirror with built in light. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the side aspect, inset spotlights and extractor fan.

BEDROOM TWO

12'2" x 10'11" (3.73m x 3.33m)  
UPVC double glazed window overlooking the side aspect, central heating radiator and fitted wardrobes.



BEDROOM THREE

12'2" x 10'5" (3.71m x 3.20m)  
Currently utilised as a sitting/office space. UPVC double glazed window overlooking the front aspect and central heating radiator.

LIVING ROOM

17'7" x 11'1" (5.38m x 3.39m)  
UPVC double glazed window overlooking the front aspect, central heating radiator, multi fuel cast iron burner inset onto a tiled hearth and built in library bookshelf to one wall. An opening providing access into the dining area.



DINING AREA

10'3" x 9'4" (3.13m x 2.85m)  
Access into the kitchen, set of UPVC double glazed French doors to the rear garden with windows to either side and central heating radiator.



KITCHEN

16'8" x 12'2" (max) x 10'2" (min) (5.10m x 3.72m (max) x 3.12m (min))  
Range of modern shaker style wall and base units with part solid wooden work surface incorporating Belfast sink with mixer tap and solid wooden splash back. Part Minerva quartz work surface with 1 1/2 stainless steel sink and drainer with mixer tap. Range cooker with five ring gas burner, integrated full size dishwasher, built in under

counter fridge, display cabinets with downlights, glass shelving and glass doors. UPVC double glazed windows overlooking the side and rear aspect, central heating radiator, UPVC rear door and door to the separate utility room.



UTILITY

4'11" x 8'5" (1.51m x 2.57m)  
Range of base units with solid wooden work surface and solid wooden splash back above, space and plumbing for a washing machine and space for a fridge/freezer. Wall mounted combi condensing boiler, UPVC double glazed window overlooking the side aspect, timber creole to the ceiling, central heating radiator and door to the store room.

STORE ROOM

7'4" x 8'5" (2.24m x 2.57m)  
Previous garage, manual up and over door, loft access, power and light.

OUTSIDE

To the front is a large block paved driveway providing off road parking with an attractive lawned garden with planted borders. To the rear garden is a large L-shaped paved patio area, perfect for entertaining and dining purposes, an attractive lawned garden with allotment style beds, potting shed, greenhouse, cold frame and planted borders, surrounded by timber fencing.



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.