



WAKEFIELD
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OSSETT
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HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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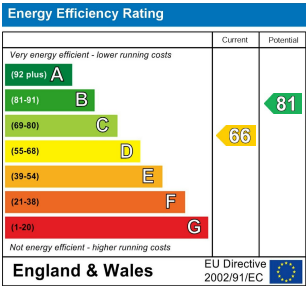


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



The Fairways 19 Finch Avenue, Sandal, Wakefield, WF2 6SE

For Sale Freehold £620,000

Nestled in a cul-de-sac in the highly sought after area of Sandal is this spacious four bedroom detached family home boasting stunning extended views over the fairways of Wakefield Golf Course, extensive upgrades by the current vendors and new carpets installed within the last year.

A grand entrance leads into a welcoming hallway, providing access to a lounge, kitchen/dining room, conservatory, formal dining room, separate utility, downstairs w.c., and an integral double garage. The first floor landing, enhanced by a striking feature window, leads to four generously sized bedrooms, including a principal suite with en suite facilities, alongside a contemporary family bathroom. Externally, the property boasts a well maintained front lawn and a broad driveway accommodating four vehicles. To the rear, an extensive enclosed garden offers stunning golf course views, featuring multiple patio areas ideal for outdoor entertaining, an attractive lawn, rockery-style beds, and a charming canopy covered seating area.

Perfectly positioned for close proximity to well regarded primary schools (such as Walton Primary Academy), local amenities, and a footpath at the top of the street leading to Newmillerdam Country Park, this home offers an ideal balance of convenience and tranquillity. Excellent transport links include nearby bus routes and easy access to the M1 motorway, making it an excellent choice for commuters.

A full internal inspection is essential to truly appreciate the quality and space this exceptional home has to offer.



ACCOMMODATION

ENTRANCE HALL

Wooden entrance door with part glass, stairs to the first floor landing, Karndean laminate flooring, an attractive archway leading through to the dining room and door to the lounge.

LOUNGE

21'5" x 11'11" [6.54m x 3.64m]
UPVC double glazed floor to ceiling window to the front elevation with further window to the rear, two central heating radiators and coving to the ceiling. Door leading through to the kitchen/dining room.



KITCHEN/DINING ROOM

20'7" x 8'10" [6.28m x 2.70m]
Range of wall and base units with work surface, inset sink and drainer unit, integrated double oven with four ring ceramic hob and cooker hood, space for a microwave, integrated dishwasher, integrated fridge and freestanding unit. Spotlights, UPVC double glazed window to the rear elevation, double doors to the conservatory and door to the utility.



CONSERVATORY

15'8" x 14'4" [4.79m x 4.39m]
UPVC double glazed windows to the side and rear elevation, French doors to the rear garden and two electric radiators.



DINING ROOM

11'8" x 10'9" [3.56m x 3.30m]
UPVC double glazed window to the front elevation, Karndean laminate flooring and central heating radiator. Door through to the kitchen.



UTILITY

9'8" x 4'9" [2.96m x 1.46m]
Range of base units incorporating sink and drainer unit and plumbing for a washing/dryer. UPVC double glazed window and door to the rear elevation. Doors leading through to the garage and downstairs w.c.

W.C.

5'11" x 2'5" [1.82m x 0.76m]
Two piece suite comprising low flush w.c. and wash hand basin with tiled splash back. Central heating radiator.

INTEGRAL DOUBLE GARAGE

16'0" x 15'5" [4.89m x 4.71m]
Up and over door to the front with front window, fitted storage units with plumbing for an American style fridge/freezer, shelving unit and tiled floor.

FIRST FLOOR LANDING

UPVC double glazed feature window to the rear, central heating radiator and doors to four bedrooms and family bathroom. Large space could be used for a variety of purposes including office area.

BEDROOM ONE

20'9" x 15'9" [6.35m x 4.82m]
Generous sized principal bedroom with UPVC double glazed window to the front elevation, central heating radiator and UPVC double glazed window in a juliet style balcony to the rear. Door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'10" x 7'0" [2.41m x 2.14m]
Modern three piece suite comprising walk in double shower cubicle with wall mounted shower and separate hand held shower attachment, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation, ladder style radiator and spotlights.

BEDROOM TWO

16'0" [max] x 10'9" [4.89m [max] x 3.30m]
UPVC double glazed windows to the front elevation, central heating radiator and built in wardrobes.



BEDROOM THREE

12'0" x 10'10" [3.67m x 3.32m]
UPVC double glazed windows to the front elevation, central heating radiator, overstairs storage cupboard and built in corner shower cubicle with wall mounted electric shower and glass screen.

BEDROOM FOUR

9'4" x 8'11" [2.87m x 2.73m]
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

13'4" x 5'9" [4.07m x 1.77m]
Three piece suite comprising deep design extra wide heat retaining bath with wall mounted shower and separate hand held shower attachment, Duravit low flush w.c. and Duravit wash hand basin with mixer tap. UPVC double glazed windows to the rear elevation with vertical blinds, ladder style radiator and spotlights.



OUTSIDE

To the front is an attractive and well tended lawned garden and broad driveway providing ample off street parking for four cars leading to the double garage. A side gate [which can be locked] leads to the rear. To the rear is a generous sized garden providing a green outlook over the fairways of Wakefield Golf Course. The garden comprises a paved patio seating area with further decked patio area, perfect for outdoor dining and entertaining overlooking an expansive lawn with rockery style beds and seating area with canopy over, a garden shed with light, enclosed by hedging and timber fencing

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"The property sits in a peaceful area with no through traffic making it very secure for children. Wonderful location only 10 minutes walk from Newmillerdam Country Park along a wooded footpath."

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.