



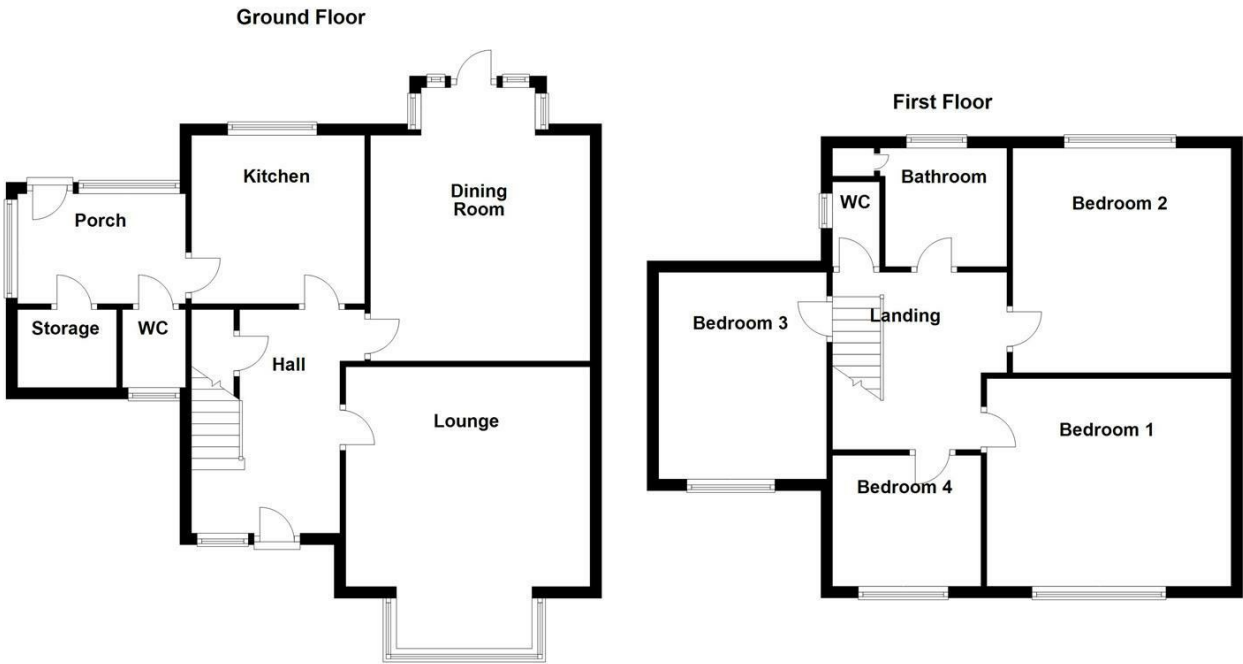
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

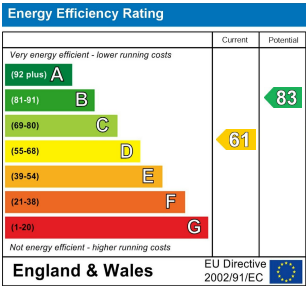


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



33 Castle Road, Sandal, Wakefield, WF2 7LX

For Sale Freehold £350,000

Situated in a highly desirable area of Sandal is this extended four bedroom semi detached property benefitting from driveway parking, detached garage and attractive gardens.

The property briefly comprises of the entrance hall, living room, dining, kitchen with side porch to the downstairs w.c. and store room. The first floor landing leads to four bedrooms, family bathroom and separate w.c. Externally there are lawned gardens to the front and rear with driveway parking to the side for two vehicles leading to the detached garage.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property sits on the doorstep of Sandal Castle with Pugneys Water Park only a short walk away. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early appraisal to fully reveal the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Front entrance door, central heating radiator, stairs to the first floor landing and doors to two reception rooms and kitchen.

LOUNGE

12'6" x 13'11" [3.82m x 4.25m]

UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and feature gas fireplace with wood surround.



DINING ROOM

12'10" x 12'6" [3.92m x 3.82m]

UPVC double glazed windows to the rear and side with rear UPVC door. Central heating radiator and feature gas fireplace with wood surround.



KITCHEN

9'10" x 9'7" [3.01m x 2.93m]

Range of wall and base units with wood effect laminate work surface over incorporating space for a gas cooker, space for a washing machine and fridge/freezer. UPVC double glazed window to the rear elevation, central heating radiator and door leading through to the side porch.

SIDE PORCH

9'6" x 6'3" [2.92m x 1.91m]

UPVC double glazed frosted windows and door to the rear and side elevation, doors to the downstairs w.c and store.

W.C.

4'5" x 3'7" [1.36m x 1.10m]

W.C. and UPVC double glazed frosted window to the front.

FIRST FLOOR LANDING

Doors to four bedrooms, family bathroom and separate w.c.

BEDROOM ONE

13'11" x 11'10" [4.25m x 3.61m]

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



BEDROOM TWO

12'9" x 12'5" [3.90m x 3.80m]

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



BEDROOM THREE

11'9" x 9'6" [3.59m x 2.92m]

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

BEDROOM FOUR

8'5" x 7'5" [2.58m x 2.28m]

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

BATHROOM

9'11" x 6'9" [3.03m x 2.06m]

Two piece suite comprising bath suite and wash hand basin. UPVC double glazed frosted window to the rear elevation and central heating radiator.



W.C.

2'8" x 4'9" [0.82m x 1.47m]

Low flush w.c.

OUTSIDE

To the front is a lawned garden with bushes bordering and a driveway providing off road parking for two vehicles leading to a detached garage with wooden framed doors. To the rear is a flagged patio area leading to a lawned garden with bush and shrubbery border.



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.