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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.



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|-----------------------------------|---|---------------------------------|
| WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022 |
| NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844 | |



1 Wingate Grove, Sandal, Wakefield, WF2 6HA

For Sale Freehold £329,950

Occupying one of Sandal's most popular and convenient residential locations is this deceptively spacious and attractive extended three bedroom semi-detached property, which benefits from UPVC double glazing, gas central heating, enclosed gardens, conservatory, driveway and detached garage.

The property in full comprises of side entrance vestibule, L-shaped lounge, separate sitting room, dining room, extended solid wood fitted kitchen with conservatory off. To the first floor three bedrooms, fitted family bathroom/w.c. and additional separate w.c. Outside the property has landscaped gardens to the front and rear with an extensive driveway to the side providing off street parking leading to a detached garage.

Only a full internal inspection will reveal all on offer at this quality home, which is recommended at your earliest convenience to avoid disappointment.



ACCOMMODATION

ENTRANCE VESTIBULE

Composite side entrance door with frosted side panel, matching UPVC double glazed frosted side panels leading into a spacious entrance vestibule. Staircase off to the first floor, varnished skiting board, central heating radiator, solid wood doors with glazed inserts providing access into the lounge and separate sitting/dining area. Solid wood door with chrome handle providing access to a spacious understairs storage cupboard. Internal wood framing with glazed panelling.

LIVING ROOM

19'11" x 9'9" plus 9'6" x 7'3" [6.09m x 2.98m plus 2.91m x 2.22m]

Two UPVC double glazed windows to the front elevation, two central heating radiators, living flame effect gas fire with an attractive marble matching interior hearth and surround, coving to the ceiling, dual opening solid wood doors with glazed panelled inserts providing access into the formal dining room.



DINING ROOM

11'8" x 9'3" narrowing to 8'3" [3.58m x 2.83m narrowing to 2.52m]

Central heating radiator, laminate floor, opening off into the kitchen, opening off into the sitting area.



SITTING AREA

11'1" x 8'7" [3.38m x 2.64m]

Coving to the ceiling, laminate floor covering, UPVC double glazed sliding door off into the conservatory, central heating radiator.

KITCHEN

7'5" x 10'4" [2.27m x 3.15m]

Solid wood fitted kitchen with a range of base and wall units all with chrome rod handles, laminated work surface and matching splash back above, integrated washing machine, integrated dishwasher, integrated undercounter fridge, eye level Bosch double oven, four ring gas hob, plinth heater, UPVC double glazed window to the rear elevation, laminate floor covering, UPVC single door with double glazed panelled insert providing access into the conservatory with a UPVC double glazed side panel window.

CONSERVATORY

15'1" x 9'8" narrowing to 7'0" [4.61m x 2.95m narrowing to 2.15m]

Two wall light points, central heating radiator, ceramic tiled floor, brick built base, UPVC double glazed window surround incorporating a single UPVC double glazed door to the driveway and a dual opening UPVC double glazed patio doors providing access into the conservatory.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access point, access to three bedrooms, cupboard housing the central heating boiler, three piece house bathroom and a separate two piece w.c.

BEDROOM ONE

12'10" x 10'4" [3.92m x 3.16m]

UPVC double glazed window to the front elevation, central heating radiator, fitted and quality bedroom furniture with a range of wardrobe units all equipped with shelving and rail space, centralised drawer storage and matching bedside cabinets.



BEDROOM TWO

11'8" x 8'2" [3.57m x 2.51m]

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



BEDROOM THREE

12'7" x 6'9" [3.85m x 2.06m]

The measurement excludes a range of fitted wardrobe units with sliding doors equipped with rail space, additional wardrobe unit with dual opening doors and chrome handles built in over the bulkhead with rail space, UPVC double glazed windows on a dual aspect to the front and side elevation.

FAMILY BATHROOM/W.C.

8'8" x 7'3" [2.65m x 2.23m]

Low maintenance PVC clad ceiling with inset spotlights, fully tiled walls with a decorative chrome centralised border, fully tiled floor, central heating radiator, three piece white suite comprising of a low flush w.c., pedestal wash basin with chrome mixer tap and panelled bath with chrome mixer tap and a thermostatic shower over, bi-folding glazed panelled door. Extractor vent and a UPVC double glazed frosted window to the rear elevation.



SEPARATE W.C.

5'6" x 3'3" [1.69m x 1.01m]

Partially tiled walls, fully tiled floor, two piece white suite comprising of a low flush w.c., wall mounted wash basin with chrome mixer tap and a chrome ladder style towel radiator, UPVC double glazed frosted window to the rear elevation.

OUTSIDE

To the front, the property has a low maintenance attractive and landscaped garden with pebbled insert and decorative planted borders. A block paved driveway provides off street parking, which the block paved driveway continues to the side of the property leading to the detached single garage with up and over door, power and lighting. The rear garden is landscaped with a paved walkway and seating section, lawned area and raised planted borders.



COUNCIL TAX BAND

The council tax band for this property is C.

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.