



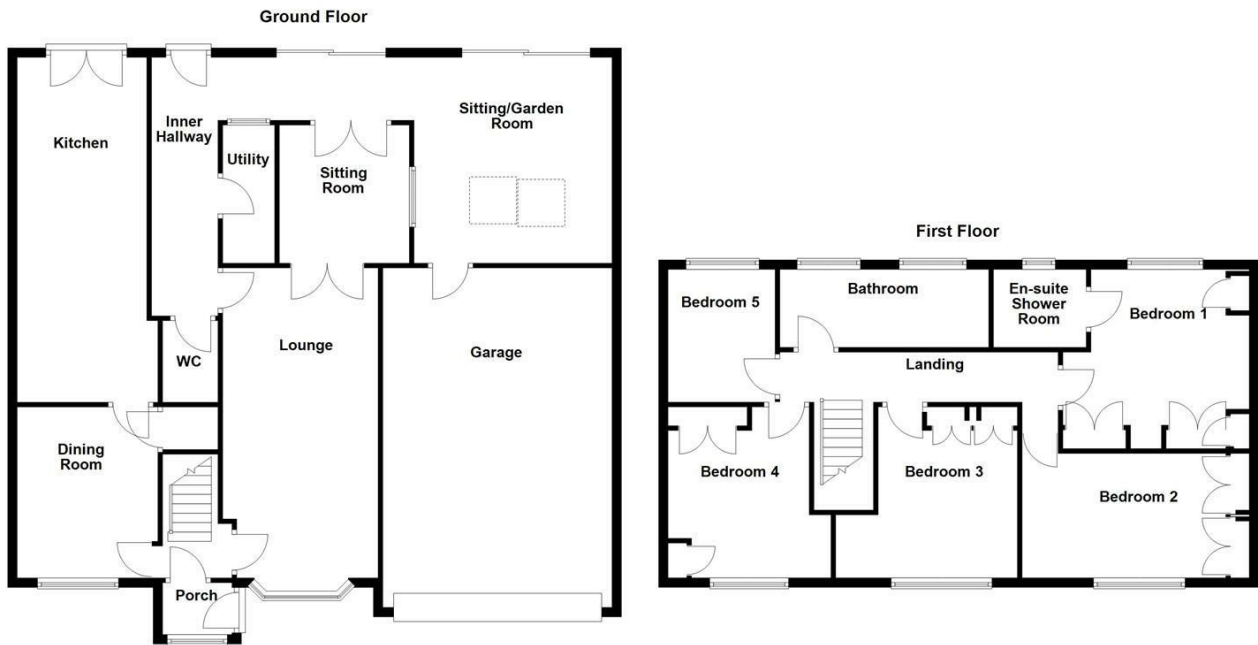
WAKEFIELD  
01924 291 294

OSSETT  
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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,  
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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.



## 55 Swift Way, Sandal, Wakefield, WF2 6SR

### For Sale Freehold Asking Price £675,000

Occupying a generous plot in the highly desirable area of Sandal is this beautifully presented and substantially extended five bedroom detached home boasting far reaching countryside views, a driveway with ample parking, a double garage, and meticulously landscaped front and rear gardens, this is a rare opportunity not to be missed.

The accommodation briefly comprises a welcoming porch leading into a spacious entrance hall, a well appointed lounge, elegant dining room and a modern fitted kitchen. An inner hallway provides access to the utility room, downstairs w.c., an additional sitting room, and an impressive garden room extension with direct access to the garage. To the first floor a generous landing leads to five well proportioned bedrooms, including a principal suite with en suite shower room and a stylish four piece family bathroom. Outside, the front garden is attractively landscaped with a manicured lawn and mature borders, while the driveway accommodates off road parking for up to four vehicles and leads to a double garage. The rear garden is a true highlight, featuring a spacious stone paved patio ideal for outdoor entertaining, a well kept lawn, a charming summerhouse and a storage shed. A rear gate opens directly onto open fields, providing a seamless connection to nature.

Situated between the sought after areas of Sandal and Newmillerdam, the property is just a short stroll from the picturesque Newmillerdam Country Park, perfect for those who enjoy peaceful walks and outdoor pursuits. Convenient transport links include main bus routes into Wakefield city centre and easy access to Junction 39 of the M1 motorway, making this home ideal for commuters.

An internal inspection is essential to fully appreciate the space, quality and setting of this exceptional home. An early viewing is highly recommended.





ACCOMMOATION

PORCH

UPVC front entrance door with UPVC double glazed window to the front elevation and timber framed door leading into the entrance hall.

ENTRANCE HALL

Stairs to the first floor landing and doors to the lounge and dining room.

LOUNGE

21'5" x 10'10" [6.54m x 3.31m]

UPVC double glazed window to the front elevation, two central heating radiators, feature gas fireplace with marble surround, side door to the inner hallway and double doors leading to the siting room.



DINING ROOM

9'9" x 11'11" [2.99m x 3.65m]

UPVC double glazed window to the front elevation, central heating radiator and door through to the kitchen.

KITCHEN

24'0" x 9'0" [7.34m x 2.75m]

Range of modern wall and base units with stainless steel sink and drainer unit, integrated double oven with microwave and integrated gas hob. UPVC double glazed French doors to the rear garden, two central heating radiators, skylight and doors to the inner hallway and dining room.

INNER HALLWAY

Doors to the kitchen and utility.

W.C.

5'8" x 3'10" [1.73m x 1.18m]

Two piece suite comprising low flush w.c. and vanity wash hand basin with mixer tap.

UTILITY

9'7" x 6'3" [2.94m x 1.91m]

Small utility section with storage shelves and space for a washing machine.

SITTING ROOM

9'7" x 9'1" [2.93m x 2.77m]

UPVC double glazed window to the side elevation, timber framed rear to the sitting/garden room and central heating radiator.

SITTING/GARDEN ROOM

13'8" x 13'8" [4.19m x 4.17m]

Two sets of UPVC double glazed sliding doors to the rear garden, exposed brick walls, electric radiator, wood effect laminate flooring, two velux skylights and door to the garage.



DOUBLE GARAGE

23'8" x 16'0" [7.22m x 4.88m]

Electric up and over door to the front, central heating radiator, power and plumbing for a washer/dryer and fridge/freezer.

FIRST FLOOR LANDING

Doors to five bedrooms and family bathroom.

BEDROOM ONE

12'10" x 12'7" [3.93m x 3.84m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'3" [1.96m x 1.62m]

Three piece suite comprising corner shower cubicle with glass sliding doors, low flush w.c. and wash hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.

BEDROOM TWO

15'10" x 9'11" [4.84m x 3.03m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes.



BEDROOM THREE

12'9" [max] x 10'2" [3.9m [max] x 3.12m]

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

BEDROOM FOUR

12'0" x 11'4" [max] [3.68m x 3.46m [max]]

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes, fitted units over the bed and built in storage cupboard.

BEDROOM FIVE

9'2" x 7'5" [2.81m x 2.28m]

UPVC double glazed window to the rear elevation and central heating radiator. Currently used as a home office.

BATHROOM/W.C.

14'7" x 5'5" [4.45m x 1.66m]

Four piece suite comprising walk in double shower unit with inset waterfall mixer shower and hand held attachment, corner bath with shower attachment, low flush w.c. and wash hand basin with mixer tap. Two UPVC double glazed frosted windows to the rear elevation, chrome style ladder radiator and spotlights.



OUTSIDE

To the front is a pleasant lawned garden with bush and shrubbery border. There is driveway parking with ample space for up to four vehicles leading to the double garage. To the rear is a flagged stone paved patio seating area, perfect for outdoor dining and entertaining and lawned garden with summerhouse and shed. There is a rear gate leading to surrounding countryside with fantastic field views.



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.