



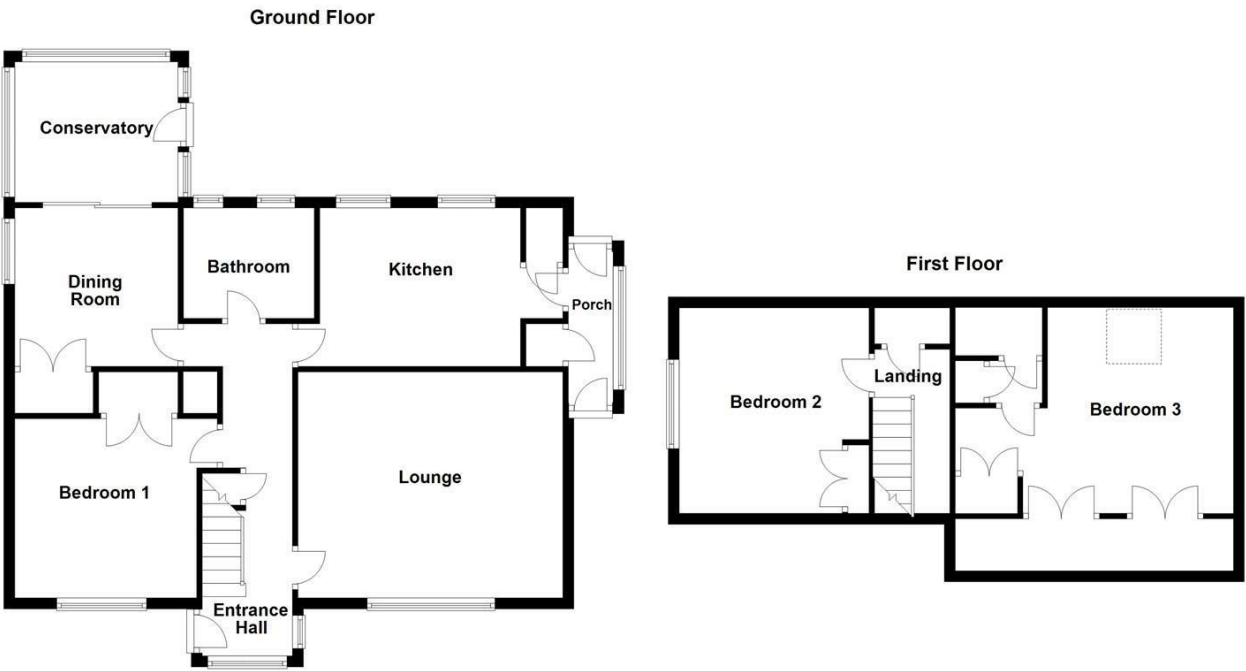
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

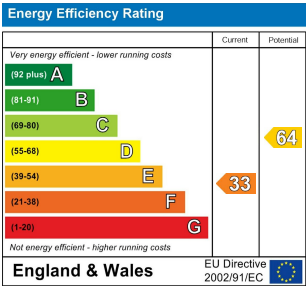


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 1 Standbridge Lane, Sandal, Wakefield, WF2 7DZ

### For Sale Freehold Guide Price £300,000 - £325,000

Occupying a sizeable corner plot position is this deceptively spacious three double bedroom detached dormer bungalow in need of modernisation offering huge potential throughout to create a fourth double bedroom or extend further, subject to the necessary consents.

With double glazing and gas central heating, the accommodation comprises entrance hall, lounge, kitchen, side porch, separate dining room, conservatory, bedroom one and bathroom/w.c. To the first floor there are two further bedrooms and ample storage. Outside there are attractive gardens to four sides with a south facing private rear garden and a driveway provides off road parking for at least five-six vehicles and leads to the detached brick built garage and carport.

The property is well placed for local amenities including shops and schools, Asda superstore, Aldi supermarket, Pugneys water park and Newmillerdam country park. For the commuter there is good access to the motorway network as well as Sandal/Agbrigg train station.

Offered for sale with no chain involved and vacant possession, an ideal home for the growing family or those looking to downsize.





ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door with frosted double glazed windows to the front and side, stairs to the first floor with understairs storage, doors to the lounge, bathroom/w.c., dining room, kitchen and bedroom one.

LOUNGE

15'10" x 12'11" [4.84m x 3.95m]  
Double glazed window to the front, central heating radiator, gas fire, coving to the ceiling.



SEPARATE DINING ROOM

11'8" x 10'10" [3.57m x 3.32m]  
Two radiators, double glazed window to the side, built in units with display cabinets and glass shelving, sliding doors into conservatory.



CONSERVATORY

11'2" x 7'8" [3.41m x 2.36m]  
Double glazed windows to the sides and rear, radiator, door to the side.



KITCHEN

12'4" x 11'7" [3.77m x 3.55m]  
A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for cooker, space for fridge and freezer, radiator, strip lighting, two UPVC double glazed windows to the rear, door to the side porch, door to the pantry with double glazed frosted window to the side and fixed shelving.



PORCH

Doors to either side and UPVC double glazed window to the side, tiled floor. Condensing combination boiler and door to storage.

BEDROOM ONE

11'10" x 14'2" max x 12'5" min [3.62m x 4.34m max x 3.80m min]  
Timber double glazed window to the front aspect, radiator, coving to the ceiling, built in wardrobe space.



BATHROOM/W.C.

8'9" x 8'5" [2.69m x 2.57m]  
Panelled bath, low flush w.c., pedestal wash basin, walk in shower with tiled walls, storage cupboard with fixed shelving, two double glazed frosted windows to the rear, radiator.



FIRST FLOOR LANDING

Doors to w.c. and two further bedrooms

W.C.

Low flush w.c., part tiled walls.

BEDROOM TWO

12'9" x 12'5" [3.9m x 3.79m]  
UPVC double glazed window to the side, radiator and fitted wardrobes to one wall. Wash basin with work surface over base unit with tiled splash back.



BEDROOM THREE

16'2" x 12'4" max x 5'4" min [4.95m x 3.78m max x 1.64m min]  
Double glazed skylight Velux window to the side, radiator, built in storage to the eaves, wash basin with work surface over base units and tiled splash back. Door to the storage/dressing room with storage into the eaves.

OUTSIDE

The property enjoys gardens to four sides with a south facing private rear garden. There is a driveway providing off road parking for at least five-six vehicles with a brick built garage.



COUNCIL TAX BAND

The council tax band for this property is D.

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.