



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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



68 Mountbatten Avenue, Sandal, Wakefield, WF2 6HE

For Sale Freehold £335,000

Introducing to the market is this superbly presented two bedroom detached bungalow situated in the sought after location of Sandal benefitting from large driveway and an attractive south-west facing garden.

The property briefly comprises of the entrance hall, modern kitchen, lounge/diner, shower room, two bedrooms and sun room. Outside to the front is a large driveway for several vehicles and lawns either side. To the rear is an enclosed lawned garden with flagged patio and decked patio, perfect for outdoor dining.

Nestled in a prime part of Sandal, the property is well placed to local amenities such as shops and several local schools. Sandal & Agbrigg railway station is a short distance away, with trains to Leeds and Sheffield. For those wishing to travel further afield, Junction 39 of the M1 motorway is only a short drive away.

Only a full internal inspection will reveal the potential on offer and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, broom cupboard, laminate flooring, storage cupboard, central heating radiator and doors to the kitchen and lounge/diner.

KITCHEN

8'4" x 8'0" [2.55m x 2.46m]
Range of modern wall and base units with laminate work surface over and tiled splash back. New integrated electric oven with induction hob and AEG extractor fan, stainless steel sink and drainer with mixer tap, integrated dishwasher and integrated fridge/freezer. Laminate flooring and UPVC double glazed window to the front elevation.



LOUNGE/DINER

17'7" x 13'8" [5.37m x 4.19m]
Newly fitted carpet [one year old], central heating radiator, UPVC

double glazed bay window to the front elevation and gas fireplace with feature surround.



SHOWER ROOM/W.C.

5'11" x 5'1" [1.82m x 1.55m]
Wash basin with mixer tap, low flush w.c. and corner shower unit with shower head attachment. Central heating radiator, UPVC double glazed window to the side elevation, spotlights and chrome towel rail.



BEDROOM ONE

11'11" x 8'5" [3.65m x 2.59m]
Range of fitted wardrobes, central heating radiator, UPVC double glazed window to the rear elevation and pull down ladder for loft access.



BEDROOM TWO

8'9" x 8'5" [2.68m x 2.57m]
Central heating radiator, UPVC double glazed bi-folding doors to the sun room.



SUN ROOM

9'0" x 8'9" [2.75m x 2.69m]
Laminate flooring, polycarbonate roof, UPVC double glazed windows surrounding and UPVC double glazed patio doors to the rear elevation.



OUTSIDE

The property is accessed to the front via a large resin driveway with lawned gardens to either side, surrounded by timber fencing. To the rear is an enclosed south-west facing garden with flagged patio area, greenhouse, two timber sheds, lawn and raised decked sitting area, surrounded by timber fencing. The garden benefits from an outside tap and two power points.



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.