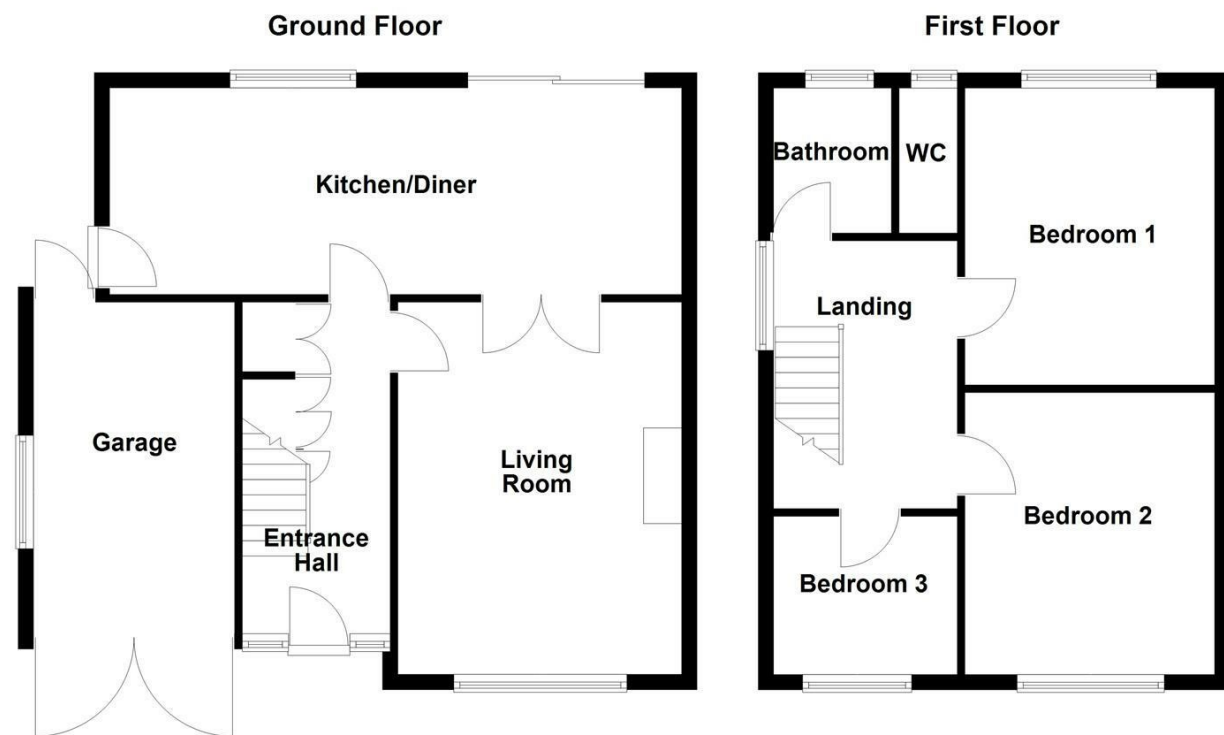


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Duncan Avenue, Sandal, Wakefield, WF2 6AE

For Sale Freehold £280,000

A superb opportunity to acquire this fully renovated three bedroom semi detached property, finished to an exceptional standard throughout and offering generous living accommodation, off street parking with garage and attractive landscaped gardens to both the front and rear.

The property comprises a welcoming entrance hall, spacious living room and a stylish contemporary kitchen/diner. To the first floor, a well appointed landing gives access to three generously sized bedrooms, a modern family bathroom, and a separate w.c. Externally, the front features a well maintained lawned garden with pebbled borders and driveway leading to a single garage. The rear boasts an enclosed garden with a paved patio ideal for outdoor entertaining, overlooking a neatly presented lawned area.

Situated in a pleasant cul-de-sac in the highly desirable Sandal area, the home is conveniently positioned within walking distance of Sandal Castle, Sandal & Agbrigg railway station, reputable schools and local amenities. The nearby Wakefield city centre provides a wider range of services, while excellent motorway links make this an ideal base for commuters.

A property of this calibre is sure to appeal to a wide range of buyers. An early viewing is highly recommended to fully appreciate all that this quality home has to offer.



ACCOMODATION

ENTRANCE HALL

Composite front entrance door with frosted side panels, stairs to the first floor landing, wall mouldings with dado rail, central heating radiator, laminate flooring, three cupboard doors to the understairs storage cupboards, double doored built in cloakroom cupboard and doors providing access to the kitchen/diner and living room.

LIVING ROOM

12'2" x 16'0" [3.73m x 4.88m]

UPVC double glazed window overlooking the front aspect, solid wooden mantle with space for a fire, central heating radiator and double timber doors leading into the kitchen/diner.



KITCHEN/DINER

9'0" x 24'6" [2.75m x 7.49m]

Range of wall and base high gloss units with solid wooden work surface over and tiled splash back, 1 1/2 sink and drainer with swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood. Space for a large fridge/freezer, space and plumbing for a washing machine and integrated dishwasher. Inset spotlights, contemporary radiator, laminate flooring, UPVC double glazed side entrance door, UPVC double glazed window and sliding patio doors to the rear garden.



FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder, UPVC double glazed window overlooking the side elevation, central heating radiator, wall mouldings with dado rail and doors to bathroom, separate w.c. and three bedrooms.

BATHROOM

6'2" x 5'1" [1.89m x 1.56m]

Modern two piece suite comprising vanity wash basin with waterfall mixer tap and panelled bath with centralised waterfall mixer tap and shower over. Chrome ladder style radiator, laminate flooring, UPVC double glazed frosted window overlooking the rear elevation, inset spotlights and extractor fan.



W.C.

6'2" x 3'1" [1.88m x 0.94m]

Low flush w.c., UPVC double glazed frosted window overlooking the rear elevation, inset spotlights and laminate flooring.

BEDROOM ONE

10'8" x 12'8" [3.27m x 3.88m]

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



BEDROOM TWO

10'8" x 12'3" [3.27m x 3.74m]

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



BEDROOM THREE

6'11" x 8'2" [2.11m x 2.50m]

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

OUTSIDE

To the front of the property is an attractive lawned garden with pebbled border and driveway providing off road parking for one vehicle leading to the attached single garage [2.63m x 5.12m] with timber double doors, power and light. A side pathway leads through a timber gate to the rear garden. To the rear is a paved patio area overlooking an attractive lawned garden with planted borders, surrounded by timber fencing.



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.