



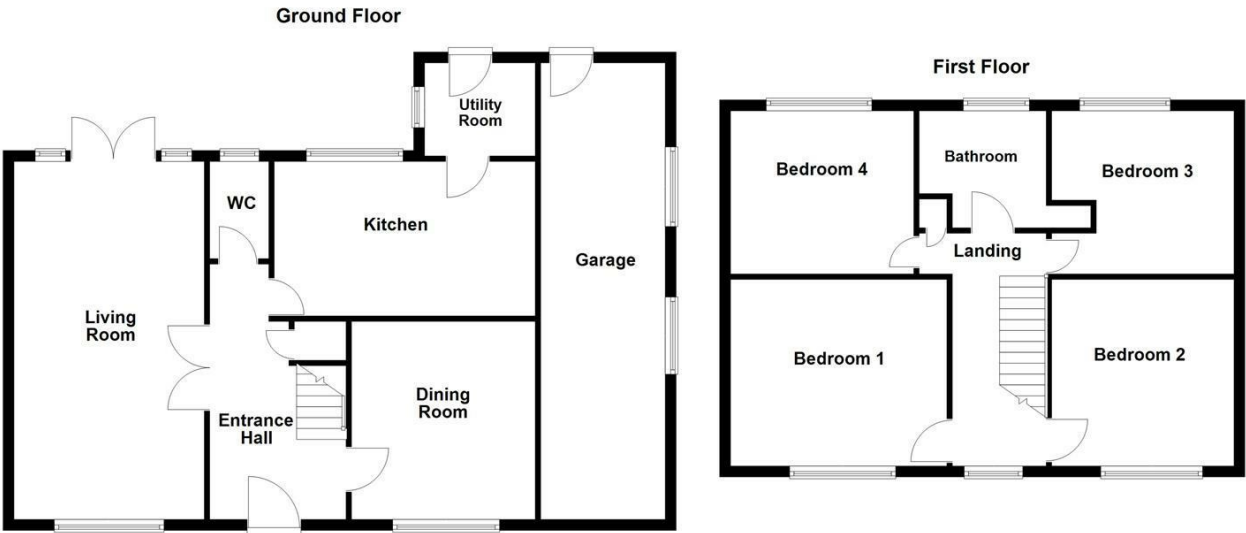
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01977 798 844



## 28 Lime Crescent, Sandal, Wakefield, WF2 6RY

### For Sale Freehold £420,000

This four double bedroom detached property is situated in the sought after location of Sandal benefitting from driveway with garage and an enclosed generous sized rear garden.

The property briefly comprises of the entrance hall, dining room living room, w.c., and kitchen with separate utility. The first floor landing leads to four double bedrooms and four piece house bathroom. Outside to the front is a tiered garden with driveway for one vehicle leading to the single attached garage. To the rear is a large lawned garden with flagged patio areas, enclosed by timber fencing.

The property is located within the sought after area of Sandal, close to amenities such as shops, schools, restaurants and public houses. For the commuter local bus routes are within walking distance and the M1 motorway is a short drive away, as well as Sandal/Agbrigg train station.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

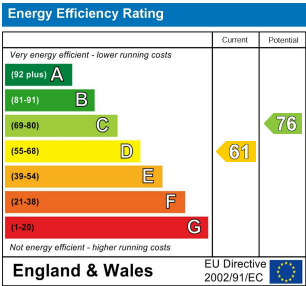
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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





ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, central heating radiator, stairs to the first floor landing, understairs storage and doors to the living room, dining room, w.c. and kitchen.

DINING ROOM

14'6" x 10'10" [4.42m x 3.32m]

Central heating radiator and timber single glazed windows to the front elevation.



LIVING ROOM

21'6" x 11'6" [6.57m x 3.51m]

Two central heating radiators, timber single glazed windows to the front elevation and timber patio door leading to the rear elevation.



W.C.

5'11" x 3'6" [1.82m x 1.07m]

Central heating radiator, wall mounted wash basin with tiled splash back, low flush w.c. and timber frosted single glazed window to the rear elevation.

KITCHEN

14'7" x 9'4" [4.45m x 2.86m]

Range of wall and base units with laminate work surface over incorporating composite sink and drainer with mixer tap, freestanding cooker, space and plumbing for a washing machine or dryer. Central heating radiator, spotlights, timber single glazed window to the rear elevation and door to the utility.

UTILITY

6'7" x 4'11" [2.01m x 1.51m]

Range of wall and base units with laminate work surface over and tiled splash back, space for a fridge/freezer, space and plumbing for a washing machine and dryer. Timber single glazed window to the side elevation, timber door to the rear.



FIRST FLOOR LANDING

Loft access, timber single glazed window to the front elevation, doors to four bedrooms and bathroom.

BEDROOM ONE

11'7" x 12'9" [3.55m x 3.89m]

Range of fitted wardrobes, central heating radiator and timber single glazed window to the front elevation.



BEDROOM TWO

11'2" x 8'5" [3.42m x 2.58m]

Central heating radiator, timber single glazed window to the front elevation.



BEDROOM THREE

11'1" x 9'8" [3.40m x 2.97m]

Central heating radiator and timber single glazed window to the rear elevation.

BEDROOM FOUR

11'3" x 9'10" [3.44m x 3.01m]

Central heating radiator and timber single glazed window to the rear elevation.

BATHROOM/W.C.

8'1" x 6'11" [2.48m x 2.12m]

Four piece suite comprising pedestal wash basin, low flush w.c., panelled bath and built in shower cubicle with shower head attachment and extractor fan. Central heating radiator and timber single glazed frosted window to the rear elevation.



OUTSIDE

To the front is a lawned garden and driveway leading to the brick built single attached garage [2.28m x 9.5m] with up and over door. To the rear is a flagged patio area with generous sized lawned garden, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.