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1 Sandal Cliff, Sandal, Wakefield, WF2 6AU

For Sale Freehold £285,000

Situated in the highly sought after location of Sandal is this four bedroom semi detached property, occupying a generous corner plot and offering spacious accommodation throughout, ample off road parking with two garages and attractive front and rear gardens.

The accommodation briefly comprises a welcoming entrance hall with access to a downstairs w.c., living room, and kitchen, as well as stairs to the first floor landing. The kitchen provides access to the conservatory, dining room, and side of the property, with the dining room also benefitting from under stairs storage. From the living room, there is a small step into a further sitting room, which has a rear facing window with access to the rear garden. To the first floor, the landing leads to four bedrooms and the house shower room, with loft access available via bedroom three. Externally, the property is set within generous gardens. The front garden is mainly laid to lawn with mature trees, shrubs, and planted borders, while a tarmac driveway provides off road parking for several vehicles and extends to the rear with a turning area and two adjoined detached garages with manual up and over doors. The rear garden is tiered, incorporating lawned areas, mature planting and a paved patio, an ideal space for outdoor dining and entertaining, enclosed by established hedging and shrubbery. There are gates across the driveway making the garden enclosed, ideal for pets and children.

Sandal is a prime location for a wide range of buyers, particularly growing families, with excellent local amenities including highly regarded schools with Sandal Castle Primary School only minutes away, shops, and recreational facilities all close by. Sandal Castle, Newmillerdam, and Pugneys Country Park are within easy reach, offering popular destinations for family days out. For commuters, Sandal & Agbrigg train station is within walking distance, and the M1 motorway is only a short drive away.

While the property requires a degree of modernisation, it offers significant potential to create a superb family home. Offered for sale with no chain and vacant possession and offering potential to extend subject to consent. An early viewing is highly recommended to fully appreciate the potential on offer.

IMPORTANT NOTE TO PURCHASERS

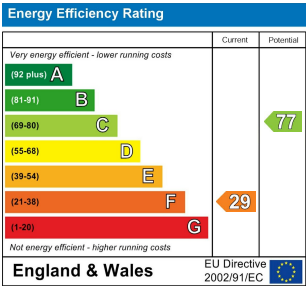
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

Frosted UPVC double glazed entrance door, radiator, stairs to the first floor landing, and doors to the kitchen, downstairs w.c. and living room.

KITCHEN

10'4" x 11'2" max x 8'11" min [3.15m x 3.42m max x 2.72m min]

Fitted with a range of wall and base units with tiled work surface and a range of appliances including cooker, washing machine, and fridge/freezer. UPVC double glazed window to the front with secondary glazing, opening to the dining room and UPVC double glazed door to the conservatory. Door to a storage cupboard.

DINING ROOM

11'8" x 7'10" [3.56m x 2.4m]

UPVC double glazed window to the front with secondary glazing, radiator and access to an understairs storage cupboard.



CONSERVATORY

10'1" x 10'1" [3.08m x 3.08m]

Surrounded by UPVC double glazed windows with UPVC double glazed door to the side garden.



LIVING ROOM

20'0" x 10'4" max x 8'10" min [6.11m x 3.17m max x 2.71m min]

Two UPVC double glazed windows to the side and the rear, all with secondary glazing. Two radiators, fireplace with wooden mantle and opening into the sitting room.



SITTING ROOM

10'3" x 10'4" [3.13m x 3.17m]

UPVC double glazed rear window with secondary glazing, radiator and UPVC double glazed sliding doors to the rear garden.

FIRST FLOOR LANDING

Storage cupboard housing the hot water tank. Doors to four bedrooms and the shower room.

BEDROOM ONE

11'7" x 10'4" [3.55m x 3.17m]

UPVC double glazed window to the front with secondary glazing, radiator and fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

10'4" x 10'4" max x 4'0" min [3.17m x 3.17m max x 1.22m min]

UPVC double glazed rear window with secondary glazing and radiator.



BEDROOM THREE

9'4" x 10'4" max x 9'6" min [2.86m x 3.17m max x 2.9m min]

UPVC double glazed rear window with secondary glazing, radiator and loft access.

BEDROOM FOUR

7'11" x 9'7" [2.42m x 2.93m]

UPVC double glazed front window with secondary glazing and radiator.

SHOWER ROOM/W.C.

5'5" x 6'11" [1.66m x 2.11m]

Frosted UPVC double glazed side window, radiator, low flush w.c., pedestal wash basin, and shower cubicle with mains fed shower, glass screen and shower chair. Partial wet wall panelling and partial tiling.



OUTSIDE

to the front the garden is mainly laid to lawn with planted features and tarmac driveway providing off street parking for several vehicles, wrapping around to the rear. There are two single garages with two up and over doors. To the rear is a tiered garden incorporating lawns, planted beds with mature shrubs and trees and a paved patio ideal for outdoor dining. Fully enclosed by hedging and shrubbery. There are gates across the driveway making the garden enclosed, ideal for pets and children.



PLEASE NOTE

The gas was decommissioned by a Corgi registered engineer previously and all heating was replaced with an electric system.

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.