

**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**

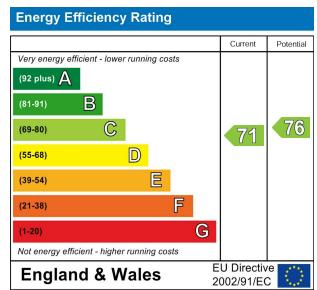
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.



## 34 Castle View, Sandal, Wakefield, WF2 7HZ

**For Sale Freehold £450,000**

Located in a prime position within the highly sought after location of Sandal is this impressive five bedroom detached family home being wheelchair accessible throughout. Offering flexible and spacious accommodation the property benefits from a ground floor double bedroom with adjacent en suite, two generous reception rooms, an enclosed rear garden with patio and lawn, and ample driveway parking.

The property briefly comprises to the ground floor of an entrance porch leading into the welcoming entrance hall, spacious living room with double timber doors into the dining room, which in turn has an arched opening into the sunroom with vaulted ceiling and French doors to the garden. The modern kitchen is fitted with integrated appliances. Off the entrance hall is the fifth bedroom, complete with fitted double wardrobes and access to a utility/en suite shower room. The first floor landing provide access to four well proportioned double bedrooms, all with fitted wardrobes. Bedroom one benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish four piece family bathroom. Externally, the property enjoys a block paved driveway to the front, providing off road parking for several vehicles, with steps leading to the front door. There is also a lawned garden, a car charging port, and a disabled lift for easy access (this can either be left in place or removed). To the side is a paved area currently used for bins with a timber lean-to shed offering useful storage. The rear garden is fully enclosed and features a large paved patio, ideal for al fresco dining, overlooking an attractive lawned garden with established borders.

Sandal is a highly desirable location, well served by local shops, amenities, restaurants, and well regarded schools. Newmillerdam Country Park is within easy reach, while excellent transport links include regular bus services to Wakefield city centre, nearby train stations, and convenient access to the M1 motorway for those commuting further afield.

An early internal inspection is highly recommended to fully appreciate the quality, size, and versatility of this extended five bedroom family home.



#### ACCOMMODATION

##### PORCH

Composite front entrance door with frosted panels, a shoe cupboard with built in cloakroom and a timber door providing access into the entrance hall.

##### ENTRANCE HALL

Laminate flooring, central heating radiator with cover, dado rail and a staircase with handrail leading to the first floor landing. Doors open into the fifth bedroom, living room and dining room.

##### LIVING ROOM

13'5" x 13'1" [min] x 18'4" [max] [4.09m x 4.01 [min] x 5.59m [max]]

Two UPVC double glazed windows overlook the front and side aspects. Coving to the ceiling, central heating radiator, electric fire on a tiled hearth with solid surround, double timber doors lead into the dining room.



##### DINING ROOM

8'10" x 17'6" [2.70m x 5.34m]

Karndean flooring, central heating radiator with cover and downlights built into library cupboards. Feature archway into the sunroom.



##### SUN ROOM

8'3" x 15'1" [2.54m x 4.62m]

UPVC double glazed windows to two sides, pitched vaulted ceiling with inset spotlights, two timber double glazed Velux style windows and UPVC double glazed French doors leading into the kitchen. Karndean flooring and central heating radiator.



#### KITCHEN

11'9" x 8'7" [3.59m x 2.64m]

Fitted with a range of wall and base units with laminate work surfaces and matching upstands. Integrated oven and grill with integrated microwave above, stainless steel sink and drainer with swan neck mixer tap, full sized integrated dishwasher and space for a large freestanding fridge/freezer. Built in wine rack, inset spotlights to the ceiling, four ring ceramic hob with extractor above and fully tiled floor. UPVC double glazed French doors to the rear garden and central heating radiator.

#### BEDROOM FIVE

8'4" x 18'0" [2.56m x 5.50m]

UPVC double-glazed windows to the front and side elevations. Inset spotlights to the ceiling, central heating radiator, built in double fitted wardrobe, single door to storage cupboard with second radiator and a door leading into the utility/en suite.

#### UTILITY/EN SUITE

8'8" x 11'4" [2.66m x 3.47m]

Range of wall and base high gloss units with laminate work surfaces. Plumbing for washing machine and space for a dryer under the counter. Comprising a three piece suite including walk in shower cubicle with electric shower with rain head and handheld attachment, wash basin with chrome mixer tap set into high gloss vanity drawers and low flush w.c. Wet room style flooring, fully tiled walls, wall mounted extractor fan, inset spotlights, UPVC double glazed frosted window to the side aspect and door to the boiler cupboard.

#### FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, dado rail, loft access, doors providing access to four bedrooms, the modern bathroom and a storage cupboard.

#### BEDROOM ONE

11'8" [max] x 8'6" [min] x 14'2" [3.58m [max] x 2.61m [min] x 4.34m]

Fitted wardrobes to one wall, UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator and door to en suite shower room.



#### EN SUITE SHOWER ROOM/W.C.

21'0" x 6'5" [6.70m x 1.98m]

Three piece suite including enclosed shower cubicle with mixer shower, pedestal wash basin and low flush w.c. Fully tiled walls and extractor fan to the ceiling.

#### BEDROOM TWO

10'7" x 10'5" [3.23m x 3.19m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes, fitted dressing table and drawers.



#### BEDROOM THREE

8'7" x 11'8" [2.64m x 3.56m]

UPVC double glazed window to the front elevation, fitted desk with drawers, central heating radiator, fitted wardrobe with storage cupboards above.

#### BEDROOM FOUR

10'5" x 8'8" [3.19m x 2.65m]

UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, coving to the ceiling, fitted wardrobes to one wall and an opening into a store cupboard.

#### BATHROOM/W.C.

7'3" [min] x 9'6" [max] x 6'11" [2.22m [min] x 2.90m [max] x 2.13m]

Four piece suite comprising panel bath with chrome mixer tap and shower attachment, concealed cistern low flush w.c., wash basin with chrome mixer tap set into vanity cupboards, and large shower cubicle with chrome rain head shower and shower attachment. Fully tiled walls, fully tiled floor, UPVC cladding with inset spotlights, UPVC double glazed frosted window to the rear elevation and contemporary radiator.



#### OUTSIDE

To the front is a block paved double driveway providing ample off road parking, steps up to the front door and an attractive lawned front garden to the left. Disabled lift from ground level, two outside lights, and an electric car charging port. To the rear is a pathway to the right hand side leading through a timber gate into the enclosed rear garden with low maintenance pebbled borders. Additional timber gate leads to paved area currently used for bin storage, with timber lean-to shed. The rear garden itself has a large paved patio ideal for outdoor dining, overlooking a lawned garden enclosed by timber fencing and solid stone walls. Double outside power socket, two outside lights, and access directly from the French doors off the kitchen extension.



#### 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.