



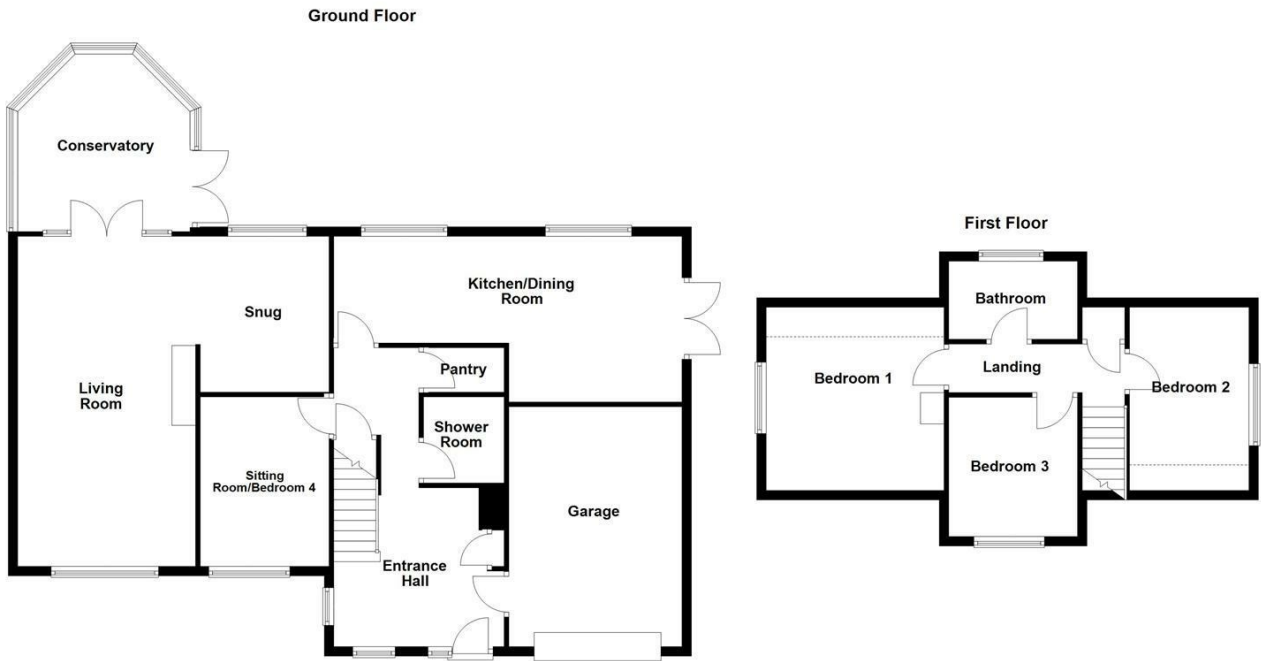
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

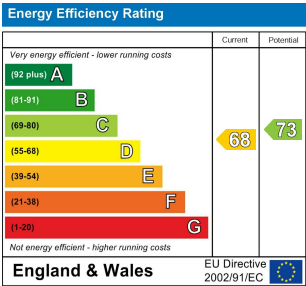


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



3 The Russets, Sandal, Wakefield, WF2 6JF

For Sale Freehold £500,000

Situated in the sought-after area of Sandal, Wakefield, is this four bedroom detached property has been fully refurbished and extended to a high standard, including a full rewiring, all new windows and doors, and a new bespoke marble fireplace. Tastefully decorated throughout, the property offers four well proportioned bedrooms, generous reception space, lots of sunlight throughout, ample parking and attractive front and rear gardens.

The accommodation briefly comprises an entrance hall with under stairs storage, access to the integral garage, downstairs shower room, pantry, kitchen dining room, snug and a versatile sitting room/bedroom four. The kitchen dining room opens to the side of the property, while the snug leads into the living room, which in turn opens into the conservatory at the rear. To the first floor there are three bedrooms, including a principal bedroom, bedroom two, and bedroom three with loft access, all served by additional storage and family bathroom facilities.

Externally, the front garden features a lawn with mature plants, shrubs, and trees, together with a block-paved driveway providing ample off-street parking leading to the integral garage with power and lighting. The enclosed rear garden is mainly laid to lawn with mature planting, stone-paved patio seating area, and space for a shed, making it ideal for families, pets, and entertaining.

Sandal is a highly regarded location with a range of amenities, shops, and well-regarded schools all within walking distance. Sandal Castle, Newmillerdam and Pugneys Country Park are close by, together with excellent transport links via Sandal and Agbrigg train station, local bus routes and convenient access to the M1 motorway network.

A fantastic family home that must be viewed to fully appreciate all it has to offer. Early viewing is strongly recommended.

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ACCOMMODATION

ENTRANCE HALLWAY

6.40m x 3.61m [max] narrowing to 0.80m [min]
Composite front entrance door with frosted glass panel, two UPVC double glazed windows to the front and side, spotlighting to the ceiling, two central heating radiators. Staircase leading to the first floor landing with storage below. Doors lead to the garage, downstairs shower room, pantry, kitchen/dining room, snug, sitting room/bedroom four and a storage cupboard housing the Vaillant combi boiler.

GARAGE

5.08m x 3.67m
Power and light, access to a large, insulated and partly boarded loft, space for fridge/freezers, and manual up-and-over door.

SHOWER ROOM/W.C.

1.83m x 1.70m
Extractor fan. Chrome ladder-style central heating radiator. Low flush WC. Ceramic wash basin built into a vanity unit with storage below and mixer tap. Shower cubicle with mains-fed overhead shower and shower attachment, glass shower screen and full tiled.

PANTRY

0.80m x 1.70m
Coving to the ceiling and half tiled walls.

SITTING ROOM/BEDROOM FOUR

3.60m x 2.75m
UPVC double glazed window to the front. Central heating radiator.



KITCHEN/DINING ROOM

7.55m x 3.40m [max] narrowing to 1.60m [min]
Two UPVC double glazed windows to the rear, a set of UPVC double glazed French doors opening to the private seating/outside dining area looking to the surrounding woods, and a serving hatch to the snug. Spotlighting. Two central heating radiators. Electric underfloor heating. Fitted with a range of modern wall and base shaker-style units with laminate work surface over. Composite 1½ sink and drainer with mixer tap and tiled splashback. Freestanding Rangemaster-style electric cooker with stainless steel extractor hood above. Integrated dishwasher and integrated washing machine. Space for undercounter fridge/freezer.



SNUG

2.72m x 3.30m
UPVC double glazed window to the rear. Coving to the ceiling. Central heating radiator. Opening through to the living room.



LIVING ROOM

7.06m x 3.77m [max] narrowing to 3.27m [min]
UPVC double glazed French doors leading into the conservatory and UPVC double glazed window to the front. Coving to the ceiling. Two central heating radiators. Gas fire with marble hearth, surround and mantle.

CONSERVATORY

3.76m x 3.65m [max] narrowing to 1.51m [min]
UPVC double glazed windows to all sides with a set of uPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

First floor landing provides access to a storage cupboard, three bedrooms and the house bathroom.

BEDROOM ONE

3.20m x 3.80m [max] narrowing to 3.14m [min]
UPVC double glazed square window to the side. Central heating radiator. Fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

3.00m x 2.62m
UPVC double glazed window to the side. Central heating radiator. Fitted wardrobes with sliding mirrored doors.

BEDROOM THREE

3.02m x 2.70m
UPVC double glazed window to the front. Central heating radiator. Wardrobe recess. Insulated and partly boarded loft access.

BATHROOM/W.C.

2.70m x 1.67m
UPVC double glazed frosted window to the rear. Central heating radiator. Low flush WC. Pedestal wash basin with mixer tap. Panelled bath with mixer tap and half tiled walls.

OUTSIDE

To the front, the garden is mainly laid to lawn with a planted border incorporating mature trees, shrubs and flowers. A block paved driveway provides ample off street parking for several vehicles, leading to the front entrance door and attached single garage. Timber fencing and a brick wall enclose the front garden. The rear garden is primarily laid to lawn with planted borders of mature trees, shrubs and flowers. Stone paved patio seating area, ideal for entertaining and dining, raised planted beds, and a dry hut/shed offering storage. The garden is fully enclosed by timber fencing and hedging, making it ideal for pets and children.



EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

COUNCIL TAX BAND

The council tax band for this property is E

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We have lived happily here for 12 years and in that time have created a welcoming, spacious and sunny home with lots of flexible space"