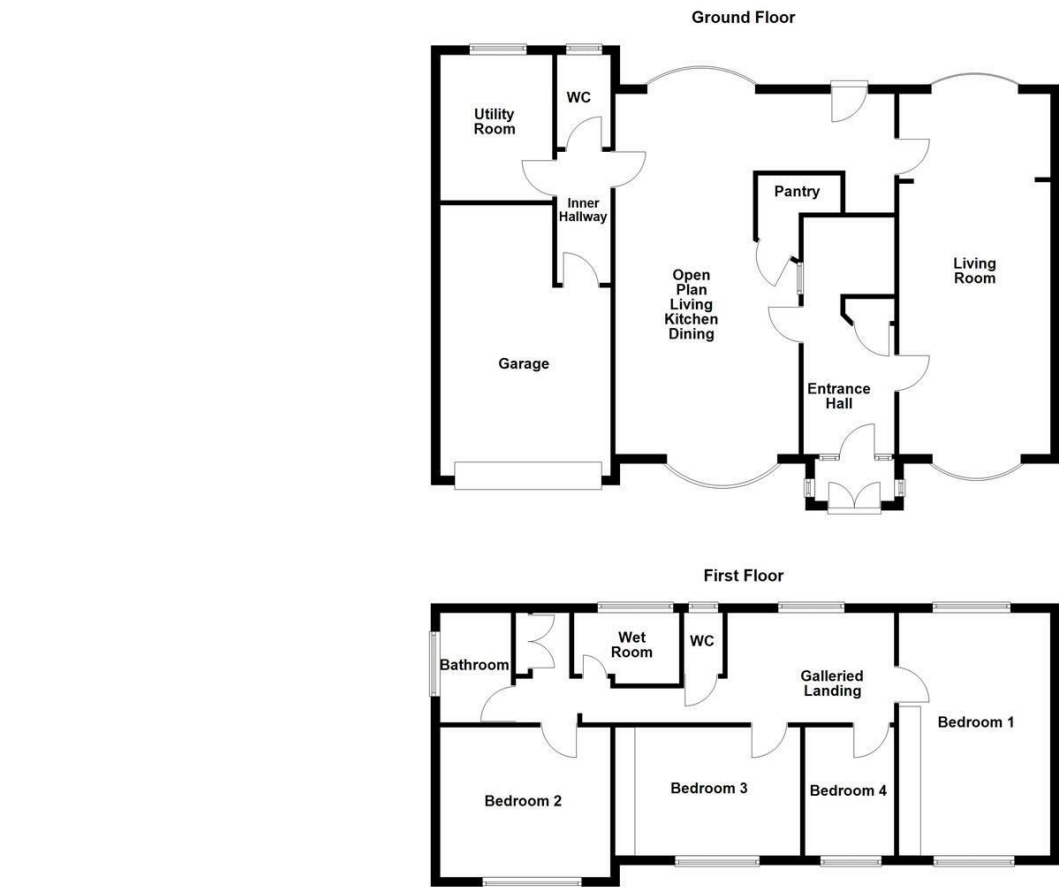


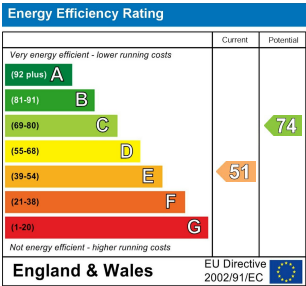


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



77 Chevet Lane, Sandal, Wakefield, WF2 6JE

For Sale Freehold £695,000

Introducing to the market this impressive four bedroom detached family home, located in one of Wakefield's most sought after residential areas. The property offers spacious and modern living throughout, ideal for growing or larger families.

The ground floor comprises a welcoming front porch leading into a bright entrance hall, which opens into a stunning open plan kitchen, dining, and sitting area. The contemporary kitchen is fitted with high quality integrated appliances, quartz work surfaces, and electric Velux windows that provide excellent natural light. Additional ground floor features include a utility room, a downstairs WC, and internal access to the integral garage, which benefits from power and lighting. To the first floor, there are four well proportioned bedrooms, a modern family bathroom, a stylish wet room, and an additional upstairs WC. The rear of the property enjoys semi rural views, creating a peaceful setting for family living.

Externally, the home offers ample off road parking to the front, along with an integral garage. The enclosed rear garden features a well-maintained lawn, a flagstone patio area, mature shrubs and trees for privacy, and a designated BBQ area with a pergola, perfect for outdoor entertaining.

Further benefits include double glazed windows, gas central heating throughout, and the advantage of being offered to the market with no onward chain and vacant possession. The property is conveniently located within a short commute of Sandal and Agbrigg train station, local shops, a range of amenities, and excellent primary and secondary schools.

Early viewing is highly recommended to fully appreciate the size, quality, and location of this exceptional family home.



ACCOMMODATION

ENTRANCE PORCH

Double glazed wood framed entrance doors into the entrance porch, tiled flooring, access into the entrance hall.

ENTRANCE HALL

Double glazed wood framed windows on both sides of the property, spotlights to the ceiling, solid oak flooring, and a central heating radiator. Access to the open lounge diner, kitchen diner, staircase to the first floor landing, and a storage cupboard.

LIVING ROOM

10'7" x 24'3" [3.24m x 7.41m]

Double glazed wood framed bay windows to the front and rear, central heating radiator, solid oak flooring and a gas fireplace. Door into the kitchen diner.



KITCHEN DINER

17'4" x 24'0" [5.30m x 7.32m]

Double glazed wood framed bay windows to the front and rear, double glazed lantern windows with electric style Velux windows, spotlights to the ceiling, central heating radiator, tiled flooring with underfloor heating. Door into the inner hallway. A range of wall and base units with handle less gloss doors and quartz worksurfaces above, inset stainless steel sink with mixer tap and drainer, four ring gas hob with extractor fan above. Integrated Bosch oven, integrated dishwasher, integrated fridge.

INNER HALLWAY

Doors into the downstairs W.C., the utility room and the garage.

DOWNSTAIRS W.C.

6'2" x 3'5" [1.89m x 1.06m]

Frosted double glazed wood framed window to the rear, spotlights, central heating radiator, tiled flooring. Low flush W.C., wash basin with mixer tap.

UTILITY ROOM

10'2" x 7'10" [3.11m x 2.40m]

Double glazed wood framed window to the rear, spotlights, tiled flooring. A range of wall and base units with work surfaces, space and plumbing for washing machine, inset stainless steel sink with mixer tap, integrated microwave, plumbing for a fridge freezer.

INTEGRAL GARAGE

19'5" x 12'3" [max] x 8'0" [min] [5.93m x 3.75m [max] x 2.45m [min]]

This room contains electrics and provides internal access.

FIRST FLOOR LANDING

Double glazed wood framed window to the rear. Loft access and doors into four bedrooms, the family bathroom, a wet room and a separate W.C..

BEDROOM ONE

17'4" x 11'0" [5.30m x 3.36m]

Double glazed wood framed windows to the front and rear, central heating radiator, spotlights and fitted wardrobes.



BEDROOM TWO

11'1" x 12'4" [3.38m x 3.76m]

Double glazed wood framed windows to the front, central heating radiator.



BEDROOM THREE

11'5" x 8'5" [3.48m x 2.59m]

Double glazed wood framed window to the front, central heating radiator, a range of fitted wardrobes.



BEDROOM FOUR

6'1" x 8'5" [1.86m x 2.59m]

Double glazed wood framed window to the front, central heating radiator.

SEPARATE W.C.

4'3" x 11'1" [1.32m x 0.60m]

Frosted double glazed wood framed window to the rear, tiled walls and floor, spotlights. Low flush W.C..

WET ROOM

5'8" x 7'1" [1.73m x 2.18m]

Double glazed wood framed window to the rear, heated towel rail, spotlights, underfloor heating, extractor fan, fully tiled. Wall mounted wash basin with mixer tap, ceiling mounted showerhead.



BATHROOM

7'2" x 6'3" [2.19m x 1.92m]

Frosted wood framed double glazed window to the side, spotlights to the ceiling, central hating radiator, fully tiled. Low flush W.C., wall mounted wash basin with mixer tap, panelled bath with mixer tap.



OUTSIDE

To the front of the property, there is a gravel driveway leading to a lawned garden and access to the side elevation through both sides of the property. There is an electric garage door and UPVC patio doors leading into the front porch of the property. To the rear garden, there is a flagged patio area, laid to lawn turfed area, and full enclosure throughout. It is a larger than average garden with a pergola and BBQ area, overlooking open fields to the rear.



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.

EPC RATING

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

VIEWINGS

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