



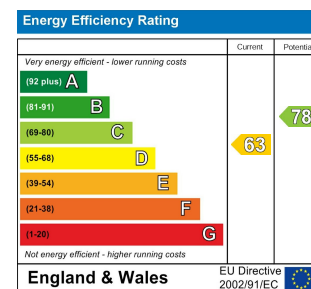
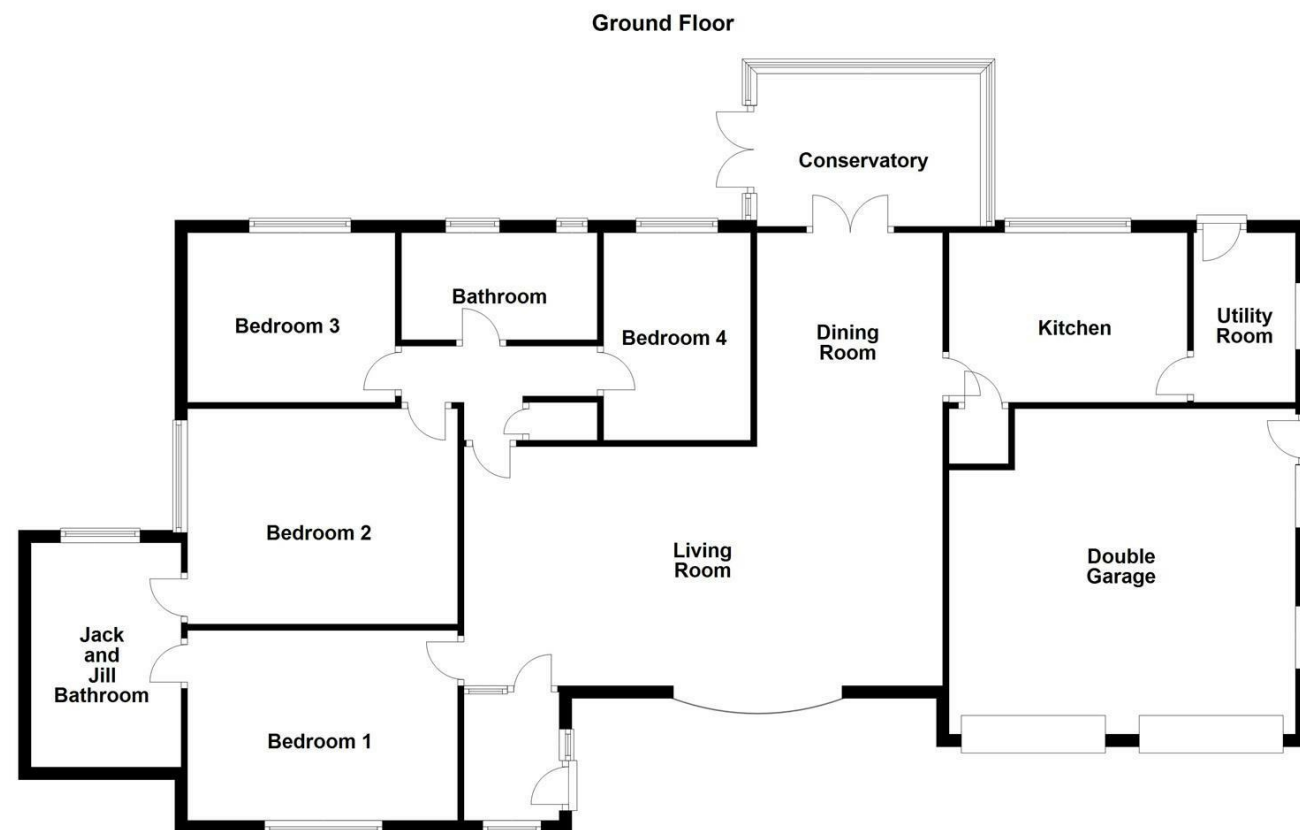
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844  
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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**

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**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.



**8 Martin Grove, Sandal, Wakefield, WF2 6RZ**

**For Sale Freehold £625,000**

Introducing a spacious and comfortable four bedroomed detached family bungalow, located in a highly sought after area of Sandal at the head of a cul-de-sac and in an incredibly private location. Heated via a warm air central heating system and double glazed windows. As you enter through a discreet entrance hallway, you are greeted by a good-sized living room overlooking the front of the property. The living room flows seamlessly into an adjoining dining room with french doors leading to a conservatory and into the back garden. The modern kitchen is fitted with integrated cooking facilities. There is also a separate utility room beyond the kitchen which houses the boiler and space for a washing machine.

The principal bedroom shares a jack and jill bathroom with the second double bedroom, whilst two further bedrooms are served by the family bathroom. The exterior is just as impressive as the interior with a broad block paved driveway providing ample off-street parking, leading to a double garage with automated doors. The front garden is mainly laid to lawn, with a lawned rear garden featuring thoughtfully planted borders containing a good range of shrubs and small trees. Additionally, there is a lovely patio sitting area with an excellent degree of privacy. A greenhouse is also situated round to the side of the bungalow.

Located in a highly sought-after cul-de-sac on the fringe of the Sandal area, this property offers a good range of local shops, schools and recreational facilities. Wakefield's center is easily accessible, offering a broader range of amenities, easy access to the motorway network and two mainline railway stations.



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#### ACCOMMODATION

##### ENTRANCE HALL

6'10" x 4'11" [2.1m x 1.5m]

Windows to both the front and side, composite entrance door and inner door to the living room.

##### LIVING ROOM

25'3" x 12'5" [7.7m x 3.8m]

Grandly proportioned room with feature fireplace with stone hearth housing a living flame coal effect gas fire. Bay window to the front. Open through to the adjoining dining room.



##### DINING ROOM

11'5" x 9'10" [3.5m x 3.0m]

Further well proportioned room with French doors through to the conservatory and connecting door through to the kitchen.

##### KITCHEN

12'5" x 9'2" [3.8m x 2.8m]

Window overlooking the back garden and fitted to a good standard with a

broad range of light wood grain effect wall and base units with laminate work tops and tiled splash backs. Inset stainless steel sink unit, inset AEG ceramic hob with matching filter hood over, built in double oven, space for an integrated slimline dishwasher and integrated fridge. Connecting door through to the adjoining utility room.

##### UTILITY ROOM

9'2" x 5'2" [2.8m x 1.6m]

Window to the side and external door to the rear. A further range of fitted units with laminate work top and tiled splash back incorporating further stainless steel sink unit and space and plumbing for a washing machine. Wall mounted gas fired hot water boiler. Integrated fridge and freezer.

##### BOILER ROOM

Housing the Aquair floor mounted gas fired central heating boiler.

##### CONSERVATORY

11'9" x 7'10" [3.6m x 2.4m]

Taking full advantage of the views over the back garden and having ceramic tiled floor. French doors out to the side.



##### PRINCIPAL BEDROOM

14'1" x 10'2" [4.3m x 3.1m]

Window to the front and connecting door through to the jack and jill bathroom.



##### JACK AND JILL BATHROOM/W.C.

11'9" x 7'10" [3.6m x 2.4m]

Frosted window to the rear and fitted with a four piece suite comprising wide shower cubicle with Mira electric shower, pedestal wash basin, low suite w.c. and bidet. Part tiled walls and electric wall heater.



##### BEDROOM TWO

14'1" x 11'1" [4.3m x 3.4m]

Window to the side and fitted with a broad range of matching wardrobes, drawers and dressing table.



##### INNER HALLWAY

Built in storage cupboard.

##### BEDROOM THREE

10'9" x 8'10" [3.3m x 2.7m]

Window overlooking the back garden.

##### BATHROOM/W.C.

10'2" x 5'6" [3.1m x 1.7m]

Two frosted windows to the rear, part tiled walls and fitted with a four piece suite comprising panelled bath with shower and glazed screen, pedestal wash basin, low suite w.c. and bidet.



##### BEDROOM FOUR

10'9" x 7'11" [3.3m x 2.42m]

A good sized fourth bedroom with a window overlooking the back garden.

##### OUTSIDE

To the front the property has a deep front lawn together with a well proportioned block paved driveway that provides ample off street parking and leads up to the double garage. Thoughtfully planted gardens lay to the rear of the bungalow where there is a patio sitting area, further lawn and well stocked shrub beds and borders. Tall boundary hedging provides an excellent degree of privacy.



##### COUNCIL TAX BAND

The council tax band for this property is F.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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.