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93 Pledwick Lane, Sandal, Wakefield, WF2 6EB

For Sale Freehold £635,000

A deceptively well proportioned four bedroomed detached family home, set in this highly desirable position within very easy reach of Wakefield Golf Club.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming reception hall that leads through into a good sized living room that overlooks the back garden. There is a separate study/office in addition, as well as a separate garden room that takes full advantage of the views to the rear. The family kitchen forms the practical everyday hub of this lovely family home and leads through into a further inner hallway, which provides access to the downstairs w.c. and internal access to the garage. To the first floor, the principal bedroom has an adjoining dressing area, as well as an en suite shower room. The second bedroom also has an adjoining dressing area, which could easily be converted back to form a fifth bedroom, if required. The two further double bedrooms are served by a family bathroom, fitted with a white and chrome four piece suite. Outside, the property has a neat garden to the front, together with ample block paved driveway parking that also leads up to the integral garage. To the rear of the house there is a larger garden, laid mainly to lawn with two good sized paved patio areas, ideal for outside entertaining. The rear garden enjoys an excellent degree of privacy.

The property is situated in this popular residential area within very easy reach of Wakefield Golf Club, as well as a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

IMPORTANT NOTE TO PURCHASERS

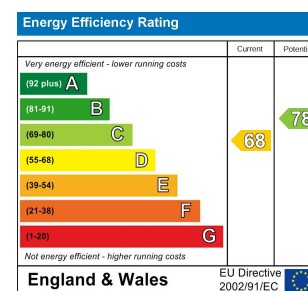
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

RECEPTION HALL
12'9" x 8'2" [3.9m x 2.5m]
Panelled front entrance door, double central heating radiator, turn staircase to the first floor with useful understairs store.

LIVING ROOM
17'0" x 11'9" [5.2m x 3.6m]
Window overlooking the back garden, double central heating radiator and feature fireplace with stone surround housing point for an electric fire.



STUDY
7'10" x 6'10" [2.4m x 2.1m]
Window to the front and central heating radiator.

FAMILY KITCHEN
22'7" x 20'8" [max] [6.9m x 6.3m [max]]
Two windows to the front and bi-folding doors out to patio to the rear. Double central heating radiator and broad range of cream fronted wall and base units with contrasting dark granite work tops incorporating two inset sink units, point for a Range style cooker with filter hood over, space for a side-by-side American style fridge/freezer, integrated dishwasher and matching island unit with breakfast bar.



GARDEN ROOM
11'1" x 13'9" [3.4m x 4.2m]
French doors out to the patio and great views over the gardens. Double central heating radiator and air conditioning cassette.



INNER HALLWAY
5'2" x 5'2" [1.6m x 1.6m]
Connecting doors through to both the garage and downstairs w.c.

W.C.
5'2" x 3'11" [1.6m x 1.2m]
Fitted with a two piece white and chrome cloakroom suite comprising pedestal wash basin and low suite w.c. Central heating radiator and extractor fan.

INTEGRAL GARAGE
16'4" x 8'10" [5.0m x 2.7m]
Automated up and over door to the front and wall mounted gas fired central heating boiler. Space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING
Large window to the front and loft access point.

BEDROOM ONE
14'5" x 14'1" [4.4m x 4.3m]
Window to the rear taking full advantage of the views over the garden to the rear and across towards Wakefield and beyond. Central heating radiator and archway through to the adjoining dressing room.



DRESSING ROOM
9'6" x 8'2" [2.9m x 2.5m]
Window to the front and central heating radiator.

EN SUITE/W.C.
7'6" x 7'6" [2.3m x 2.3m]
Frosted window to the front, tiled walls and floor and fitted with a three piece suite comprising wet room style twin head shower with glazed screen, wide wash basin and low suite w.c. Chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO
11'9" x 9'10" [3.6m x 3.0m]
Window overlooking the back garden and views beyond to the rear. Double central heating radiator.



ADJOINING DRESSING ROOM
8'2" x 6'10" [2.5m x 2.1m]
Window to the front and central heating radiator. This room could easily be converted back to a fifth bedroom if required.

BEDROOM THREE
14'1" x 8'2" [4.3m x 2.5m]
Window to the rear and central heating radiator.

BEDROOM FOUR
11'9" x 8'10" [3.6m x 2.7m]
Window to the rear and central heating radiator.

BATHROOM/W.C.
7'10" x 7'6" [2.4m x 2.3m]
Frosted window to the front, tiled walls and floor and fitted with a four piece suite comprising freestanding double ended bath, separate wet room style shower with twin head shower, vanity wash basin with cupboards under and low suite w.c. Chrome heated towel and illuminated mirror.



OUTSIDE
To the front the property has a neat lawned garden with specimen trees and a broad gated block paved driveway which provides ample off street parking and turning space leading up to the integral garage. To the rear of the house there is a much larger garden with paved patio area, ideal for outside entertaining, with steps down to a further paved sitting area. An expansive lawn provides excellent family space and is surrounded by tall shrubs and trees for an excellent degree of privacy.



COUNCIL TAX BAND
The council tax band for this property is E.

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.