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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

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

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 2 Sandpiper Court, Calder Grove, Wakefield, WF4 3FF

**For Sale Freehold £399,950**

Situated on a sought after modern development is this superbly presented four bedroom detached family home benefitting two en suites, open plan kitchen/dining area and an attractive tiered rear garden.

The property briefly comprises of the entrance hall, integrated garage, downstairs w.c., open plan kitchen/dining area, conservatory and living room. The first floor landing leads to four bedrooms (two with en suite facilities) and modern house bathroom. Outside to the front is a stone paved driveway providing off road parking for three vehicles leading to the single garage. To the rear is an attractive tiered garden with decked patio areas and artificial lawn with planted beds, fully enclosed by timber fencing.

The property is located within the sought after area of Calder Grove with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Ready to move into, this property would make a fantastic family home home and a viewing is highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, set of double doors to the living room, door to the garage and an opening through to the open plan dining area.

INTEGRAL GARAGE

18'1" x 8'3" [max] x 3'7" [min] [5.52m x 2.54m [max] x 1.1m [min]]  
Manual up and over door, power and light, space and plumbing for a washing machine and tumble dryer.

DINING AREA

16'9" x 11'9" [5.12m x 3.6m]  
Stairs to the first floor landing, door to the downstairs w.c., an opening into the kitchen area, a set of double doors to the living room, a set of UPVC double glazed French doors to the conservatory, UPVC double glazed window to the rear, central breakfast bar island with laminate work surface over, storage units and integrated wine cooler. Two column central heating radiators and built in media wall storage unit.

W.C.

6'10" x 3'4" [2.1m x 1.04m]  
UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c. and pedestal wash basin.

KITCHEN

9'0" x 9'4" [2.76m x 2.85m]  
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood. Integrated fridge, integrated dishwasher, UPVC double glazed window and door to the rear.



CONSERVATORY

8'6" x 12'5" [2.61m x 3.8m]  
Surrounded by UPVC double glazed windows, spotlights, a set of UPVC double glazed French doors to the rear garden and central heating radiator.



LIVING ROOM

11'1" x 18'10" [max] x 15'10" [min] [3.4m x 5.75m [max] x 4.85m [min]]  
UPVC double glazed window to the front, two central heating radiators and two sets of double doors to the dining area and entrance hall.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, central heating radiator and doors to four bedrooms, storage cupboard and house bathroom.

BEDROOM ONE

12'2" x 15'3" [max] x 13'2" [min] [3.72m x 4.66m [max] x 4.03m [min]]  
UPVC double glazed windows to the front, door to the en suite shower room, fitted storage cupboards/wardrobes and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

8'7" x 4'7" [2.64m x 1.4m]  
Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower. UPVC double glazed frosted window to the front, extractor fan and chrome ladder style radiator.

BEDROOM TWO

12'11" x 11'7" [max] x 3'9" [min] [3.95m x 3.55m [max] x 1.16m [min]]  
UPVC double glazed window to the rear, central heating radiator, storage cupboard and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'3" x 7'1" [max] x 3'2" [min] [1.3m x 2.17m [max] x 0.97m [min]]  
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with overhead shower. UPVC double glazed frosted window to the side, extractor fan and central heating radiator.

BEDROOM THREE

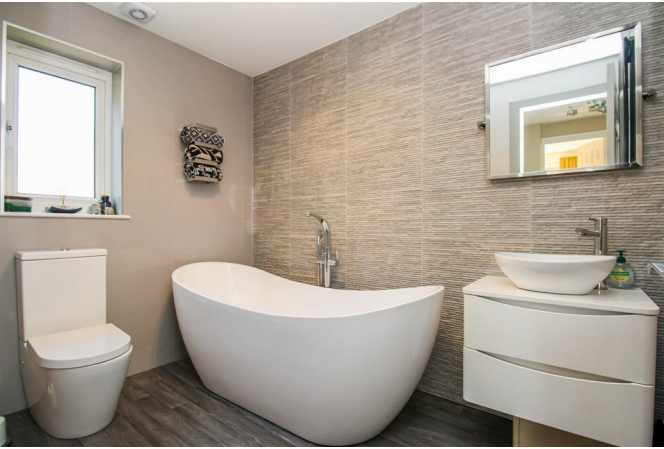
8'8" x 10'4" [max] x 9'11" [min] [2.66m x 3.16m [max] x 3.03m [min]]  
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

9'10" x 6'5" [3.02m x 1.97m]  
Fitted wardrobes, UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

8'7" x 5'10" [2.64m x 1.8m]  
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and stand alone bath with mixer tap and shower head attachment. Column central heating radiator, UPVC double glazed frosted window to the side and extractor fan.



OUTSIDE

To the front of the property is a stone paved driveway for three vehicles leading to the single integral garage. To the rear is a tiered garden with decked patio areas, perfect for outdoor dining and entertaining, artificial lawn and planted beds, fully enclosed by timber fencing.



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.