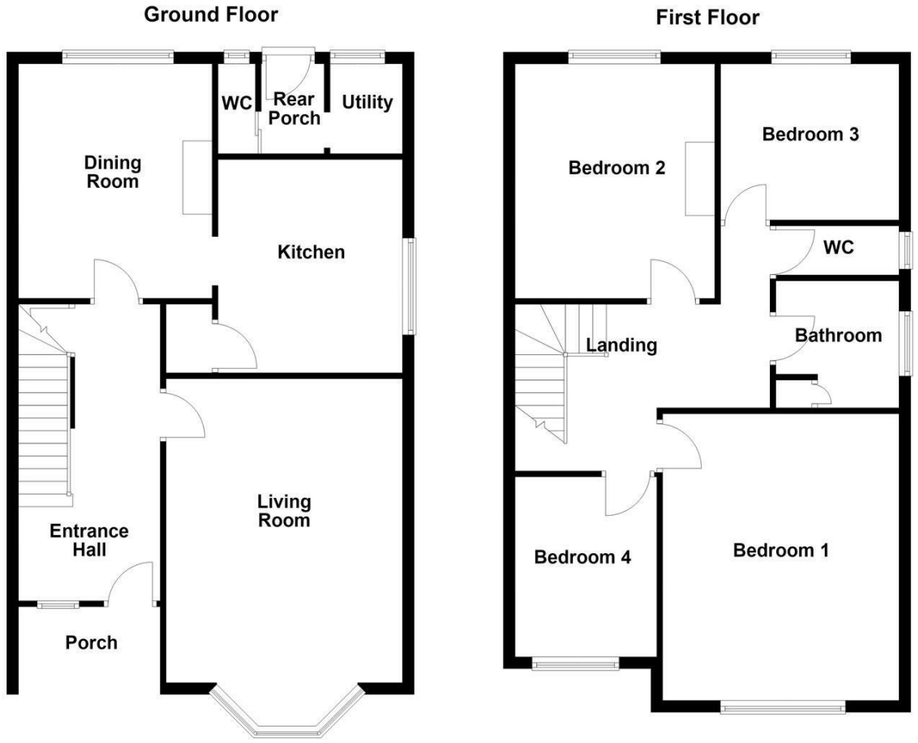
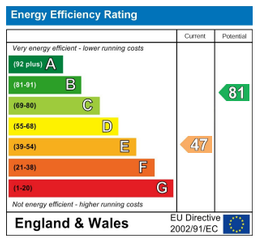


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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15 Carr Lane, Sandal, Wakefield, WF2 6HJ

For Sale Freehold £475,000

Offered for sale with no onward chain is this substantial four bedroom semi detached family home, pleasantly positioned on a set back service lane within the highly sought after area of Sandal. Offering spacious and well proportioned accommodation throughout, the property benefits from four double bedrooms, generous reception space, ample off road parking, a large garage workshop and beautifully established gardens.

The property is approached via a tarmac driveway providing ample off road parking, complemented by an attractive lawned front garden with established planted borders. A covered entrance porch leads into a spacious and welcoming entrance hall, which benefits from useful understairs storage and provides access to the principal ground floor accommodation. A separate dining room provides an excellent space for family meals and entertaining and features an attractive fireplace. The fitted kitchen benefits from its own useful pantry cupboard and leads through to a rear porch, downstairs WC and separate utility room. Completing the ground floor is a particularly spacious living room positioned to the front of the property and featuring a bay window overlooking the garden. To the first floor are four generous double bedrooms, together with a three piece family bathroom and separate WC. The landing also provides access to the loft space. Externally, the tarmac driveway continues along the side of the property and leads to a large garage workshop with power and water and a covered vehicle inspection pit. A carport positioned in front of the garage provides additional covered parking, while gated access leads through into the rear garden. The beautifully established rear garden is a particular feature of the home. A paved patio provides an ideal setting for al fresco dining and entertaining, overlooking a generous lawn with attractive planted borders and mature hedging providing a good degree of privacy. A paved pathway runs alongside the garage and leads past a feature pond to a substantial timber storage shed with solid fuel storage bunker, while a further paved seating area is positioned towards the rear of the garden, creating another peaceful space in which to relax.

Situated within the highly regarded area of Sandal, the property is conveniently placed for a range of local amenities and well regarded schools, while the picturesque surroundings of Newmillerdam Country Park are also within easy reach. Regular bus services provide convenient connections into Wakefield city centre, and excellent access to the M1 motorway makes the location particularly well suited to those commuting further afield.

Offering generous family accommodation, four double bedrooms, excellent parking and an impressive established garden, an early viewing is highly recommended to fully appreciate all that this attractive Sandal home has to offer.



ACCOMMODATION

ENTRANCE HALL
Solid wood front entrance door with stained glass inset leading into the entrance hall. Timber framed single glazed stained glass fanlight above the entrance door and circular frosted stained glass window overlooking the front aspect. Coving to the ceiling, picture rail, central heating radiator and solid wood staircase with handrail providing access to the first floor landing. Three doors provide access to the dining room, living room and useful understairs storage cupboard with fitted shelving and lighting.

DINING ROOM
13'2" x 10'11" (4.03m x 3.33m)
Two timber framed single glazed sash windows overlooking the rear aspect, central heating radiator, coving to the ceiling and picture rail. Three wall lights and a feature fireplace with tiled hearth and decorative timber surround incorporating a built-in mirror. Feature archway providing access through to the kitchen.



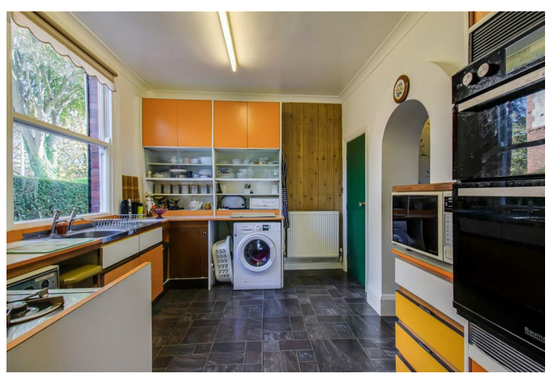
KITCHEN
9'10" x 11'11" (3.00m x 3.65m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel single drainer sink with separate taps. Twin integrated oven and grill with separate four ring gas hob, space and plumbing for a washing machine and space for a tumble dryer beneath the work surfaces. Timber framed single glazed sash window overlooking the side aspect, further frosted timber framed single glazed window to the side, central heating radiator, strip lighting and extractor fan. A door access to walk in pantry store, which benefits from fitted shelving and power, and the rear porch.

REAR PORCH
Timber rear entrance door providing access to the garden, with an opening into the utility room and sliding timber door leading into the downstairs W.C.

W.C.
2'0" x 5'0" (0.63m x 1.54m)
Fitted with a low flush W.C. and wall mounted wash basin with separate taps and tiled splashback. Laminate flooring and frosted timber framed single glazed window overlooking the rear aspect.

UTILITY ROOM
4'0" x 5'1" (1.24m x 1.56m)
Timber framed single glazed window overlooking the rear aspect, fixed wall mounted coat hooks and laminate work surface. Floor mounted boiler, together with power and lighting.

LIVING ROOM
19'11" x 13'2" (6.08m x 4.02m)
An impressive principal reception room with walk-in bay window incorporating timber framed single glazed windows overlooking the front garden. Feature open fireplace with tiled hearth and decorative tiled interior, complemented by a substantial solid timber surround. Coving to the ceiling, picture rail, ceiling rose, three wall lights and skirting board heating.



FIRST FLOOR LANDING
Coving to the ceiling, loft access and six doors providing access to four bedrooms, the house bathroom and separate W.C.

BEDROOM ONE
13'2" x 14'11" (4.03m x 4.57m)
Timber framed single glazed windows with secondary glazing overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO
13'2" x 10'11" (4.02m x 3.34m)
Timber framed single glazed sash window overlooking the rear elevation, central heating radiator and coving to the ceiling. Feature painted Victorian style fireplace, fitted double wardrobe with sliding doors and fitted dressing table/desk area positioned to the corner.



BEDROOM THREE
8'10" x 10'3" (2.71m x 3.13m)
Timber framed single glazed sash window overlooking the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM FOUR
10'0" x 8'0" (3.06m x 2.44m)
Timber framed single glazed window with secondary glazing overlooking the front elevation, central heating radiator and coving to the ceiling.

HOUSE BATHROOM
7'0" x 6'11" (2.14m x 2.13m)
Fitted with a panelled bath with separate taps and mixer shower attachment, pedestal wash basin with separate taps and bidet. Fully tiled walls, central heating radiator, timber clad ceiling and frosted timber framed single glazed sash window overlooking the side elevation. Three useful built-in storage cupboards provide excellent additional storage.



W.C.
2'9" x 7'1" (0.84m x 2.16m)
Fitted with a low flush W.C. Frosted timber framed single glazed sash window overlooking the side elevation and timber clad ceiling.

OUTSIDE
To the front is an attractive lawned garden with mature hedging, established tree and planted borders to two sides. A tarmacadam driveway provides ample off road parking for several vehicles and continues along the side of the property beneath a carport leading to a large garage workshop with power and water and a covered vehicle inspection pit. Cast iron gated access leads into an attractive and established rear garden. A paved patio area provides an ideal space for outdoor seating and entertaining, with a generous lawn beyond. A further paved pathway runs alongside the garage and past a substantial timber double door shed with solid fuel storage bunker. The garden also incorporates a feature pond and steps leading to an additional paved seating area, surrounded by well maintained planted borders and mature hedging to the rear and side boundaries.



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

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.