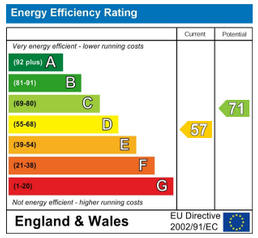
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Mortgages | Richard Kendall Conveyancing | Zoopla.co.uk | rightmove | arla | propertymark PROTECTED | naea | propertymark PROTECTED | The Property Ombudsman | APPROVED CODE

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

5 Woodthorpe Gardens, Sandal, Wakefield, WF2 6RA

For Sale Freehold £800,000

Nestled in the heart of Sandal is this deceptively spacious four bedroom detached family home, set on a generous plot with mature gardens to the front and rear, ample off road parking and the rare addition of a heated swimming pool.

The accommodation is well proportioned throughout and briefly comprises an entrance porch leading into an inner hallway with staircase to the first floor and access to the lounge, dining room, kitchen breakfast room and downstairs WC. The dining room and breakfast area flow into the kitchen, which benefits from a pantry cupboard and access to a rear porch leading out to the garden. The breakfast area also connects to a further living room, which in turn provides access to a utility room, broom cupboard and stairs rising to a study. To the first floor, the landing provides loft access and leads to four good sized bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities.

Externally, the front garden is mainly laid to lawn with an abundance of mature trees, shrubs and flowers, along with paved areas and an allotment style section with planted beds. A driveway leads to a detached garage with electric door and an additional storage area. The rear garden is arranged over tiers, with an upper paved patio area ideal for outdoor dining and entertaining, and a lower lawned section incorporating a pond with water feature. Beyond this is a further rear garden housing the heated swimming pool, complete with its own boiler and pump system, along with a timber shed, greenhouse and hardstanding suitable for a summer house. The gardens are enclosed by hedging and fencing.

Sandal is a highly regarded area, popular with families due to its well regarded schools, local shops and public houses, and access to scenic walks including Newmillerdam Country Park and Sandal Castle. Wakefield city centre is a short distance away, offering a wider range of amenities. Regular bus routes serve the area and Sandal and Agbrigg train station provides links to Wakefield Kirkgate and Westgate, with onward connections to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible.

Only a full internal inspection will reveal the scale, versatility and lifestyle opportunity this impressive home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH
9'4" x 2'11" (2.86m x 0.9m)
A single pane timber frame entrance door with matching window leads into the entrance hall with tiled flooring throughout and frosted timber frame window looking into the downstairs WC.

INNER HALLWAY
16'2" x 8'6" (4.95m x 2.6m)
Coving to the ceiling, staircase to the first floor, central heating radiator and doors leading to the breakfast area, dining room, lounge and downstairs WC.

LOUNGE
22'9" x 11'10" (6.95m x 3.62m)
UPVC double glazed bow window to the front and French doors to the rear, coving to the ceiling, two central heating radiators and decorative fireplace with marble surround and wooden mantle.

W.C.
5'5" x 5'8" (1.66m x 1.75m)
Fitted storage cupboard, timber frame frosted window, low flush WC, wash basin set within vanity unit, full tiling throughout.

BREAKFAST AREA
10'2" x 12'8" (3.1m x 3.87m)
UPVC double glazed window to the side, central heating radiator, opening into the kitchen and door to the living room.

KITCHEN
10'10" max x 11'10" (3.32m x 3.62m)
UPVC window to the rear, doors to the dining room, pantry cupboard and rear porch. Range of wall and base units with laminate work surfaces, 1½ stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring electric hob, integrated double oven, space for dishwasher and under counter fridge/freezer.

PANTRY CUPBOARD
2'1" x 6'0" (0.64m x 1.83m)
Fitted shelving and storage.

REAR PORCH
2'11" x 6'5" (0.9m x 1.98m)
Single pane timber frame windows and door leading to the rear garden.

DINING ROOM
13'5" x 13'5" (4.09m x 4.09m)
UPVC double glazed bay window to the rear, central heating radiator, coving to the ceiling and door back to the entrance hall.

LIVING ROOM
15'8" x 10'7" (4.8m x 3.23m)
Two UPVC double glazed windows to the front and side, two central heating radiators, fitted double door storage cupboard and tongue and groove style panelling. Doors to the boot room and utility and stairs up to the study.

UTILITY
6'9" x 5'0" (2.07m x 1.54m)
Wall and base units with stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, Worcester boiler housed within.

BROOM CUPBOARD
3'9" x 5'4" (1.15m x 1.65m)

STUDY
14'9" x 12'6" (4.5m x 3.82m)
Two UPVC double glazed windows to the front, fitted storage wardrobe and central heating radiator.

FIRST FLOOR LANDING
11'1" x 8'7" (3.4m x 2.63m)
Loft access, central heating radiator and UPVC window to the front with doors to four bedrooms, house bathroom and storage cupboard housing the water tank.

BEDROOM ONE
12'0" x 16'10" (3.68m x 5.15m)
Dual aspect UPVC windows to the side and rear, central heating radiator, coving to the ceiling, fitted wardrobes and door to the en suite.

EN SUITE SHOWER ROOM/W.C.
5'10" x 6'4" (1.8m x 1.95m)
Frosted UPVC window to the side, concealed low flush WC, wash basin within vanity unit, shower cubicle with electric shower, partial wet wall panelling and full tiling.

BEDROOM TWO
14'1" max x 11'11" (4.3m max x 3.65m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
11'1" x 10'11" (3.38m x 3.35m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR
11'11" x 8'7" (3.65m x 2.63m)
UPVC double glazed window to the front, central heating radiator, fitted sliding mirrored wardrobes and ceiling spotlights.

BATHROOM/W.C.
9'3" x 6'8" (2.82m x 2.05m)
Frosted UPVC window to the side, concealed low flush WC, his and hers wash basins within vanity units, bidet, bath with mixer tap and shower attachment, separate shower cubicle, full tiling and extractor fan.

DOUBLE GARAGE
18'3" x 18'9" (5.57m x 5.73m)
Electric up and over door, power and lighting, two timber frame windows and door to storage area.

GARAGE STORAGE
6'6" x 15'5" (2.0m x 4.72m)
Timber frame window and rear access door.

OUTSIDE
Externally, the front garden is mainly laid to lawn with mature trees, shrubs and planted beds in a tiered layout. A tarmac driveway provides off road parking for at least five vehicles and leads to the double detached garage. Stone paving leads to the front entrance. The rear garden is arranged over tiers with lawned areas, mature planting, stone walling, paved pathways and a pond. A further section includes a paved patio area, greenhouse and timber shed housing the pool boiler. There is also a swimming pool with pump and heater, all enclosed by fencing and hedging.

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

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.