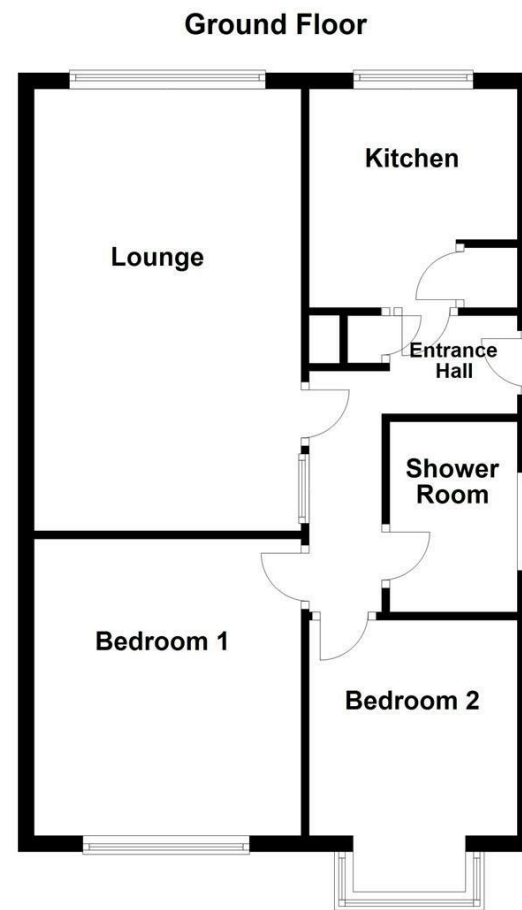




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



42 Castle View, Sandal, Wakefield, WF2 7HZ

For Sale Freehold £275,000

Offered to the market with no onward chain and situated in this popular and well regarded part of Sandal, is this well maintained two bedroom detached bungalow, benefiting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, fitted kitchen, spacious lounge, two bedrooms, and a shower room/WC. Externally, the property enjoys attractive gardens to both the front and rear, along with a driveway to the side with a car port leading to a concrete sectional detached garage.

Sandal is a highly desirable location, offering a range of local amenities including shops, schools, and convenient bus routes. The property is also well placed for access to Pugneys Country Park and Newmillerdam Country Park, with the motorway network only a short drive away for those commuting further afield.

Offered for sale with immediate vacant possession, this property represents an ideal opportunity for those looking to downsize. While the bungalow would benefit from some cosmetic updating, it offers excellent potential. Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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



ACCOMMODATION

ENTRANCE HALL

Radiator, coving to the ceiling, door to airing cupboard, loft access, doors to kitchen, lounge, two bedrooms and shower room/w.c.

KITCHEN

8'11" x 8'5" [2.72m x 2.59m]
 Range of wall and base units with work surface over incorporating stainless steel sink and drainer and mixer taps. Space for fridge, plumbing for washing machine, radiator, coving to the ceiling, splash back tiles on the walls and door to pantry. Floor standing boiler is housed here.

LOUNGE

11'1" x 18'0" [3.39m x 5.51m]
 Gas fire with full marble fire surround, UPVC double glazed window to the front, coving to the ceiling, radiator and spotlights to the ceiling.



BEDROOM ONE

10'7" x 12'2" [3.23m x 3.73m]
 UPVC double glazed window to the rear, radiator, coving to the ceiling and spotlights to the ceiling.



BEDROOM TWO

11'6" x 8'7" [3.53m x 2.64m]
 UPVC double glazed walk in window to the rear, radiator, coving to the ceiling and fitted wardrobes.



SHOWER ROOM/W.C.

5'5" x 6'2" [1.67m x 1.89m]
 Walk in sit down shower, low flush w.c., pedestal wash basin, fully tiled walls, UPVC double glazed frosted window to the side, coving to the ceiling, electric shower and heated chrome towel style radiator.



OUTSIDE

To the rear there is a raised lawned garden with plants and shrubs bordering and timber built shed. To the front there is an attractive low maintenance pebbled garden with plants, trees and shrubs. To the side there's a tarmac driveway providing ample off street parking leading to a concrete sectional detached garage with swing doors and car port over.



COUNCIL TAX BAND

The council tax band for this property is C.

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.