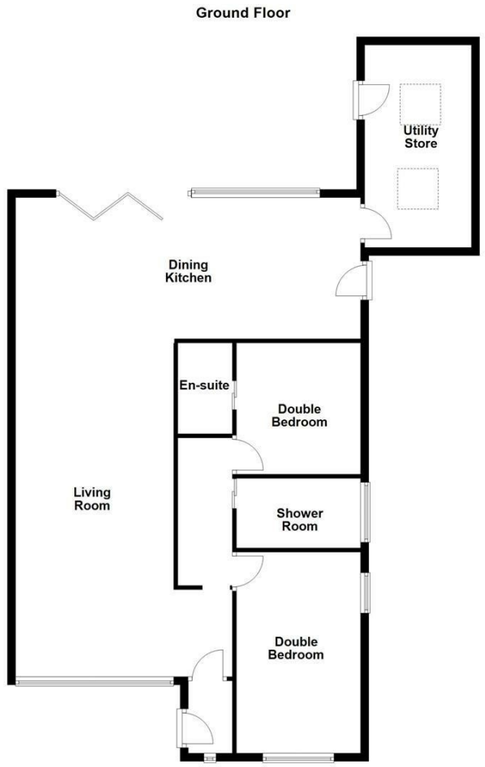
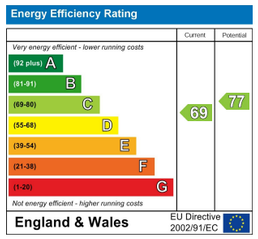


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

48 Castle View, Sandal, Wakefield, WF2 7HZ

For Sale Freehold £343,000

A substantial detached bungalow, occupying an elevated position within this highly sought after residential area, thoughtfully designed with an open plan layout that creates a wonderful sense of space. The property features generous flowing living and dining areas, together with two well proportioned double bedrooms, one of which benefits from an en suite.

The bungalow is fitted with a gas fired central heating system and double glazed windows throughout. This home is approached via a welcoming entrance hall, leading into a reception area which opens seamlessly into a spacious contemporary living room. This in turn flows through to a large dining kitchen positioned to the rear of the property, enhanced by an attractive vaulted ceiling. A useful utility/storage room is located off the kitchen. The accommodation is completed by two double bedrooms, including a principal bedroom with en suite shower room, alongside a modern family shower room. Externally, the property enjoys a neatly landscaped front garden and ample driveway parking, which continues past the side of the bungalow to an attached carport. To the rear is a further low-maintenance garden, designed for ease of upkeep.

The bungalow offers an impressive internal floor area of approximately 120 square metres (1,300 sq. ft), providing a superb sense of space, and occupies an enviable elevated position within this desirable location.

A good range of local shops, schools and recreational facilities are close at hand, while the nearby city centre provides a wider selection of amenities, including a mainline railway station and excellent access to the national motorway network.

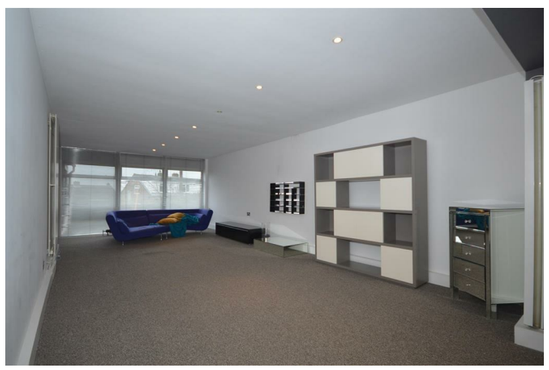
OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK

ACCOMMODATION

ENTRANCE HALL
5'10" x 3'7" (1.8m x 1.1m)
Contemporary style entrance door and glazed brick window to the front. Door leading through to the reception area.

RECEPTION HALL
7'2" x 5'2" (2.2m x 1.6m)
Positioned midway through the hallway and opening through to the living room.

LIVING ROOM
27'2" x 13'1" (8.3m x 4.0m)
Windows to the front, contemporary style vertical central heating radiator, and open access through to the dining kitchen at the rear.



DINING KITCHEN
27'10" x 11'5" (8.5m x 3.5m)
Bifolding doors and windows opening out to the rear garden, velux roof light provides additional natural light, external door to the side and a connecting door through to the utility/store. Stylishly fitted in an industrial style with a broad range of cupboards and a combination of stainless steel and Corian worktops incorporating a sink unit. Space for a wide Falcon range with five-burner gas hob, stainless steel splashback and matching filter hood over, along with space and plumbing for a washing machine and room for a tall fridge freezer.

UTILITY/STORE
16'4" x 8'6" (5.0m x 2.6m)
An external door to the rear garden, and a fitted sink unit with space and plumbing for a washing machine.

BEDROOM ONE
16'4" x 9'6" (5.0m x 2.9m)
Windows to both the front and side, central heating radiator, and curtain fronted fitted wardrobes.

HALLWAY STORAGE
Curtain fronted fitted wardrobes and an airing cupboard housing the insulated hot water cylinder, with a loft access point.

BEDROOM TWO
10'9" x 9'10" (3.3m x 3.0m)
Window to the side, central heating radiator, integrated shelving, and access to the en suite.

EN SUITE
7'6" x 4'7" (2.3m x 1.4m)
Fully tiled to walls and floor, contemporary heated towel rail and extractor fan. Stylishly finished with a wet room style shower, wall mounted wash basin, and low level WC with concealed system.

BATHROOM
8'10" x 5'6" (2.7m x 1.7m)
Window to the side and fitted in a striking style with tiled walls and floor, contemporary heated towel rail and extractor fan. Incorporating a sunken shower area, wall mounted wash basin, and low level WC with concealed system.

OUTSIDE
To the front, the property enjoys a neat garden with lawn and shaped crushed slate beds, together with a driveway providing ample off street parking, running alongside the bungalow and leading to an attached carport. To the rear is a lovely, sheltered garden designed for low maintenance, featuring crushed slate seating areas and raised beds.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.