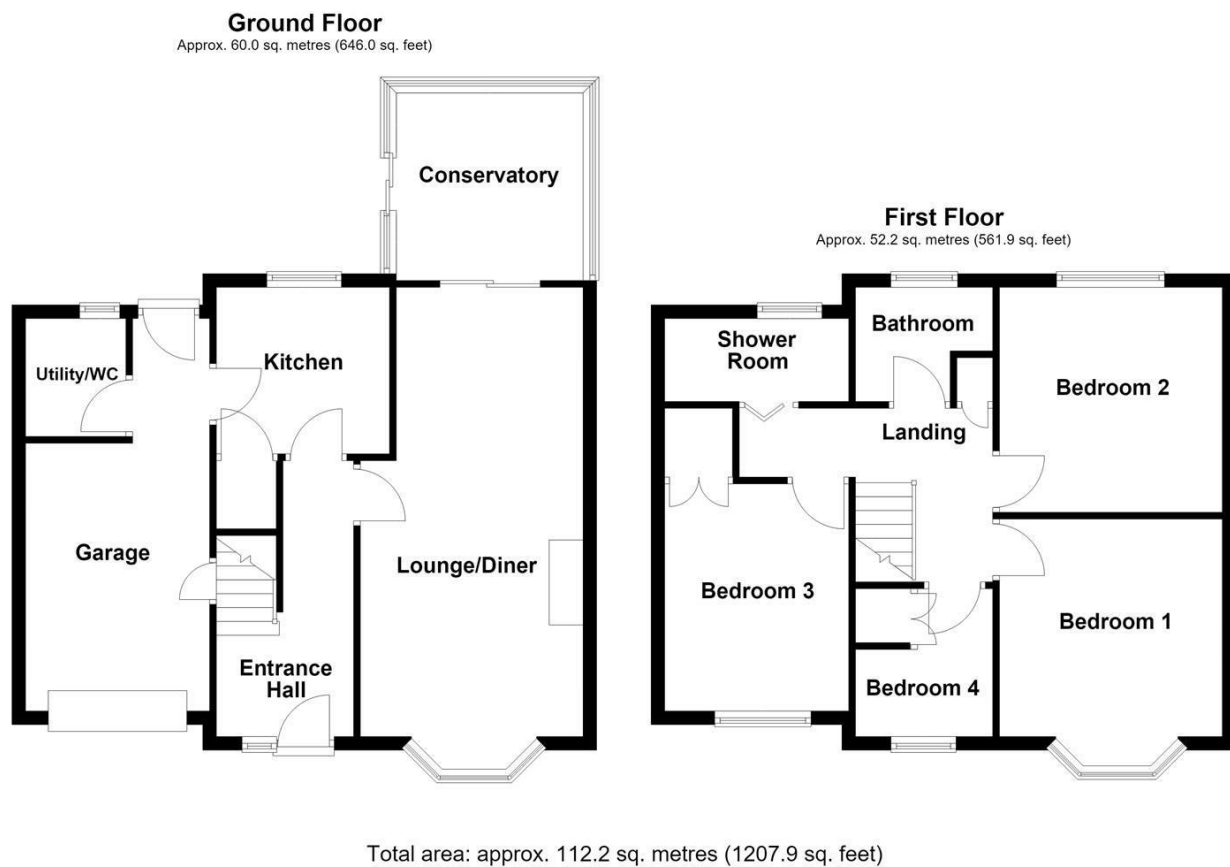




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



5 Woolgreaves Garth, Sandal, Wakefield, WF2 6DY

For Sale Freehold £289,950

Nestled in a cul-de-sac position within the sought after area of Sandal with no chain is this extended four bedroom semi detached family home. Boasting well proportioned accommodation throughout, including ample reception space, off road parking, an integral garage and an attractive enclosed rear garden, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor landing and doors leading to the lounge diner and kitchen. The spacious lounge diner opens into the conservatory, which enjoys access to the rear garden. The kitchen benefits from useful understairs storage and provides access into the garage, which also features a utility/WC and further access to the rear garden. To the first floor, the landing provides access to four bedrooms, the shower room and the house bathroom. There is also loft access via a pull down ladder. Externally, the front of the property enjoys a lawned garden with planted borders, mature trees, shrubs and flowers, together with a paved pathway leading to the front entrance door. A block paved driveway provides off road parking and leads to the single integral garage, which has a Hormann style electric door, power and light. To the rear is an attractive enclosed garden, mainly laid to lawn with planted borders, mature trees, shrubs and flowers. A paved patio area provides an ideal space for outdoor dining and entertaining, with the garden being fully enclosed by walls and timber fencing, making it ideal for both children and pets.

Sandal is a fantastic location for a range of buyers, particularly growing families, with local shops, schools and well regarded public houses close by. Wakefield city centre offers a wider range of amenities, whilst Sandal is well known for its beauty spots including Sandal Castle, Pugneys Country Park and, slightly further afield, Newmillerdam. Local bus routes run close by and Sandal & Agbrigg train station is also within easy reach. Wakefield benefits from two further train stations, providing excellent links to Leeds, Manchester and London. The M1 motorway network is only a short drive away, ideal for those looking to commute further afield.

In need of a degree of modernisation, yet offering fantastic potential, only a full internal inspection will truly reveal everything this home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

13'4" x 6'7" [max] x 3'5" [min] [4.07m x 2.02m [max] x 1.05m [min]]

A frosted double glazed composite front entrance door leads into the entrance hall. With coving to the ceiling, central heating radiator, stairs rising to the first floor landing and doors leading through to the lounge diner and kitchen.

KITCHEN

8'0" x 8'2" [2.45m x 2.5m]

UPVC double glazed window to the rear, door providing access into the garage and door to downstairs storage with space for a fridge/freezer. The kitchen itself is fitted with a range of wall and base shaker style units with laminate work surface over, composite 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring electric hob with extractor above, integrated double oven, integrated fridge, space and plumbing for a slimline dishwasher and coving to the ceiling.



GARAGE

8'0" x 19'8" [max] x 13'3" [min] [2.45m x 6.0m [max] x 4.06m [min]]

Composite rear door and electric Hormann style roller door. The garage benefits from power and light throughout, as well as access into the utility/WC.

UTILITY/W.C.

5'8" x 4'9" [1.75m x 1.45m]

Frosted UPVC double glazed window to the rear, extractor fan, work surface, concealed system low flush WC, wash basin built into storage with mixer tap and tiled splashback, as well as space and plumbing for a washing machine and tumble dryer.

LOUNGE DINER

24'9" x 10'9" [max] x 5'1" [min] [7.55m x 3.30m [max] x 1.55m [min]]

Coving to the ceiling, UPVC double glazed bay window to the front and a set of UPVC double glazed sliding doors leading into the conservatory. There is a gas fireplace with marble hearth and surround, wooden mantle and two central heating radiators.

CONSERVATORY

9'6" x 9'2" [2.91m x 2.80m]

Surrounded by UPVC double glazed windows with a UPVC double glazed sliding door providing access to the rear garden.



FIRST FLOOR LANDING

12'7" x 8'2" [max] x 2'9" [min] [3.86m x 2.50m [max] x 0.85m [min]]

With loft access, access to a fitted storage cupboard and doors leading to four bedrooms, the house bathroom and shower room.

BEDROOM ONE

14'0" x 8'2" [max] x 2'9" [min] [4.28m x 2.50m [max] x 0.85m [min]]

UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator and a range of fitted wardrobes.



BEDROOM TWO

10'2" x 10'10" [3.11m x 3.32m]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

11'5" x 7'11" [3.48m x 2.43m]

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator and a fitted storage cupboard.

BEDROOM FOUR

8'5" x 6'10" [max] x 3'6" [min] [2.57m x 2.10m [max] x 1.08m [min]]

UPVC double glazed window to the front, central heating radiator and a fitted storage cupboard over the bulkhead.

BATHROOM

6'8" x 5'6" [max] x 3'9" [min] [2.05m x 1.70m [max] x 1.15m [min]]

Frosted UPVC double glazed window to the rear, spotlights to the ceiling, chrome ladder style central heating radiator, low flush WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap and shower attachment. The room is fully tiled throughout.



SHOWER ROOM

3'11" x 7'9" [1.21m x 2.38m]

Frosted UPVC double glazed window to the rear, extractor fan, chrome ladder style central heating radiator, concealed system low flush WC, wash basin built into storage with mixer tap and a shower cubicle with electric shower attachment and glass shower screen. The room is fully tiled throughout.



OUTSIDE

To the front of the property there is a lawned garden with planted borders incorporating shrubs, trees and flowers. A paved pathway leads to the front door, with a block paved driveway providing off road parking and leading to the integral garage. To the rear, the garden is mainly laid to lawn with mature planted borders incorporating trees, shrubs and flowers. There is also a paved patio area, ideal for outdoor dining and entertaining. The garden itself is fully enclosed by timber fencing, making it ideal for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

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.