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# 8 Harwood Close, Sandal, Wakefield, WF2 6QY

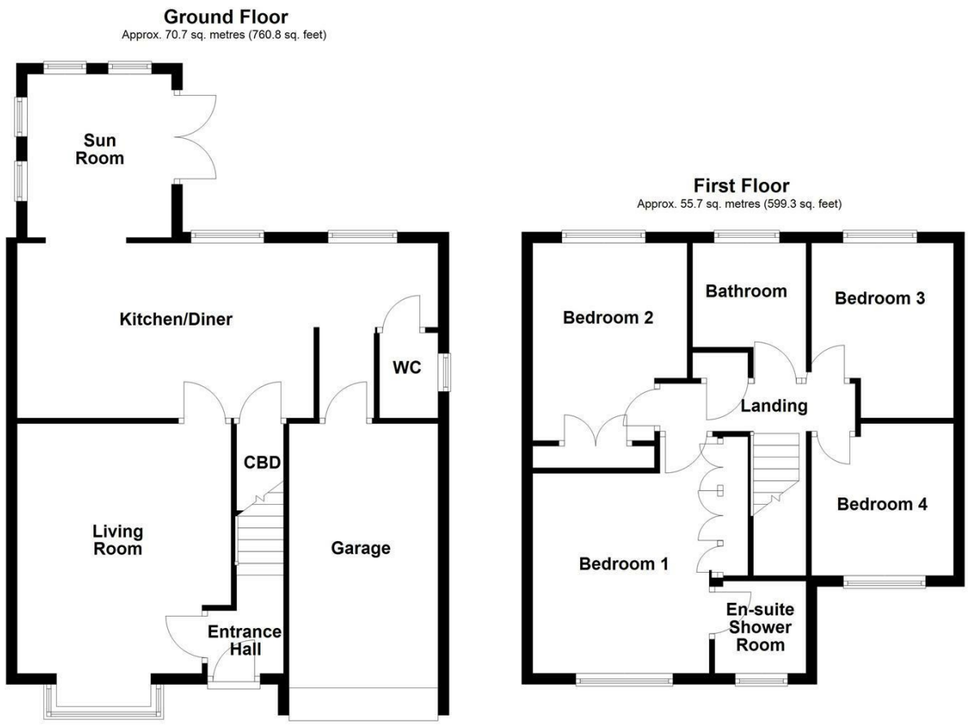
## For Sale Freehold £480,000

Enjoying a cul-de-sac position within the sought after village of Sandal, this is a fantastic opportunity to purchase a four bedroom executive detached family home. The property benefits from ample off road parking via a double tarmac driveway, in addition to an integral single garage.

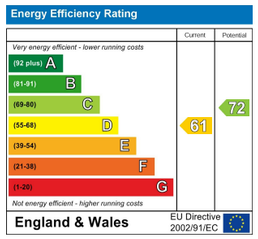
The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing, and access into the spacious living room featuring a bay window to the front aspect. To the rear of the property is a modern fitted kitchen diner, complete with a central island, integrated appliances, high gloss units, and a feature archway leading through to the sun room. The ground floor is further enhanced by a downstairs WC, internal access to the integral garage, and useful understairs storage. To the first floor, there are four well proportioned double bedrooms and a contemporary three piece family bathroom serving the landing. Bedroom one benefits from fitted wardrobes and drawers, together with a stylish three piece en suite shower room. Bedroom two also enjoys the advantage of a built in double wardrobe. Externally, to the rear is an enclosed garden featuring an L shaped patio area, ideal for al fresco dining, overlooking an attractive lawned garden. There is a timber shed positioned in one corner and a timber bin store in the opposite corner. The garden is fully enclosed by timber panel fencing to all three sides and enjoys open aspects over sports fields beyond.

The property is conveniently located close to local amenities and well-regarded schools within Sandal, whilst also being near to Newmillerdam Country Park. Excellent bus routes provide access to and from Wakefield city centre, and the M1 motorway is only a short distance away, making it ideal for commuters travelling further afield.

Only a full internal inspection will truly reveal all this quality home has to offer, and an early viewing is highly recommended.




Total area: approx. 126.4 sq. metres (1360.1 sq. feet)




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.

## ACCOMMODATION

### ENTRANCE HALL
A composite front entrance door leads into the entrance hall. The entrance hall has a staircase with handrail rising to the first floor landing, a central heating radiator, and a door leading into the living room.

### LIVING ROOM
14'11" x 12'10" (max) x 11'1" (min) (4.56m x 3.92m (max) x 3.39m (min))
A walk in bay window with UPVC double glazed windows overlooks the front aspect. There is a central heating radiator, an electric fire with wall mounted surround, decorative coving to the ceiling, and a door leading into the modern fitted kitchen diner.

### KITCHEN/DINER
25'3" x 10'5" (max) x 5'8" (min) (7.70m x 3.18m (max) x 1.73m (min))
Fitted with a range of wall and base high gloss units with laminate work surfaces and matching upstands. There is a 1 1/2 black bowl sink with mixer tap and swan neck attachment. A central island provides breakfast bar seating for three. There is access to the understairs storage cupboard, an integrated oven and grill, separate four ring gas hob with curved glass extractor surround and downlights, and two uPVC double glazed windows overlooking the landscaped rear garden. Inset spotlights are fitted to the ceiling. A feature archway leads into the sun room. The kitchen diner also benefits from tiled laminate flooring, plumbing and drainage for a washing machine, space for a freestanding American style fridge freezer, an integrated dishwasher, a central heating radiator, a composite side entrance door leading to the side aspect, and doors providing access to the integral single garage and downstairs WC.

### SUN ROOM
9'9" x 8'9" (2.99m x 2.67m)
With four UPVC double glazed windows, two to the side and two to the rear, together with a set of UPVC double glazed French doors opening into the rear garden. There is tiled laminate flooring, a contemporary wall mounted vertical radiator, a pitched sloping ceiling with inset spotlights, and power points.

### DOWNSTAIRS W.C.
4'7" x 3'6" (1.42m x 1.07m)
Comprising a low flush WC, wall mounted wash basin with mixer tap and tiled splashback, UPVC double glazed frosted window to the side aspect, and tiled laminate flooring.

### INTEGRAL SINGLE GARAGE
16'9" x 8'1" (5.13m x 2.48m)
With a manual up-and-over door, power, and lighting.

### FIRST FLOOR LANDING
The first floor landing has a central heating radiator and six doors providing access to four bedrooms, the house bathroom, and a large storage cupboard.

### BEDROOM ONE
11'1" x 13'11" (max) x 11'11" (min) (3.38m x 4.26m (max) x 3.65m (min))
A UPVC double glazed window overlooks the front elevation. There is a central heating radiator, a range of fitted wardrobes to one wall, a fitted dressing table, fitted bedside drawers, and access to the en suite shower room.

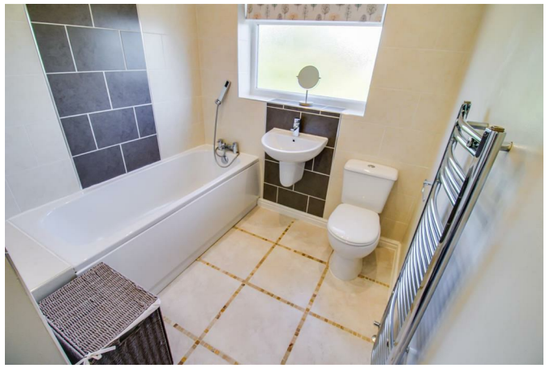
### EN SUITE SHOWER ROOM
5'3" x 5'8" (1.61m x 1.74m)
Comprising a three piece suite with enclosed shower cubicle with glass door and electric shower, fully tiled walls, low flush WC, wall mounted wash basin with mixer tap, tiled splashback, wall mirror, extractor fan, inset spotlights to the ceiling, and UPVC double glazed frosted window to the front elevation.

### BEDROOM TWO
11'10" x 9'2" (max) x 7'5" (min) (3.63m x 2.81m (max) x 2.28m (min))
A UPVC double glazed window overlooks the rear elevation. There is a central heating radiator and a built-in double wardrobe with shelving and hanging rails.

### BEDROOM THREE
8'7" x 10'8" (max) x 8'8" (min) (2.62m x 3.27m (max) x 2.66m (min))
A UPVC double glazed window overlooks the rear elevation and there is a central heating radiator.

### BEDROOM FOUR
8'5" x 9'1" (max) x 7'11" (min) (2.59m x 2.78m (max) x 2.43m (min))
A UPVC double glazed window overlooks the front elevation and there is a central heating radiator.

### BATHROOM
6'11" x 8'7" (max) x 6'3" (min) (2.11m x 2.64m (max) x 1.91m (min))
Comprising a three piece suite with panelled bath and mixer tap with shower attachment, wall mounted wash basin with mixer tap, low flush WC, part tiled walls, extractor fan, inset spotlights to the ceiling, fully tiled floor, chrome heated towel radiator, and UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE
To the front of the property is a double tarmac driveway providing ample off road parking, together with an attractive lawned front garden. A timber gate to the right hand side leads down a paved pathway with outside lighting into the rear garden. The rear garden enjoys an L shaped paved patio area, ideal for entertaining and al fresco dining, overlooking an attractive lawned garden. There is a timber shed in one corner and a timber bin store in the opposite corner. Timber panel fencing encloses all three sides, making the garden fully enclosed. There is also an external water supply beneath the kitchen window, outside lighting, and open aspects beyond overlooking sports fields.

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

### 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.