

WAKEFIELD  
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01924 266 555

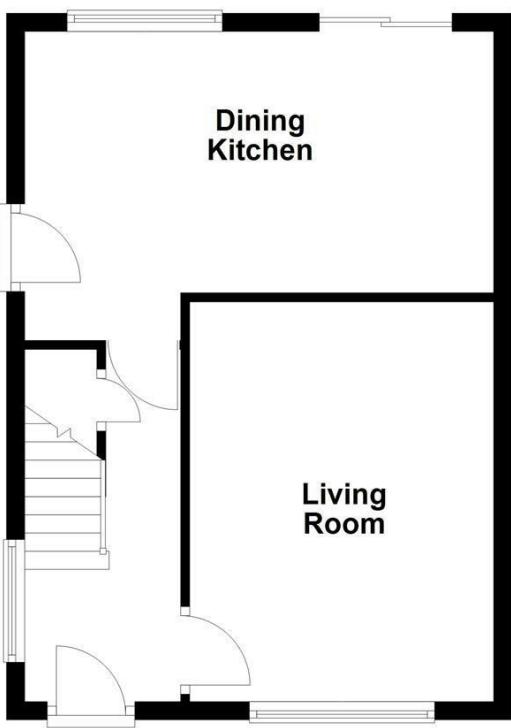
HORBURY  
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NORMANTON  
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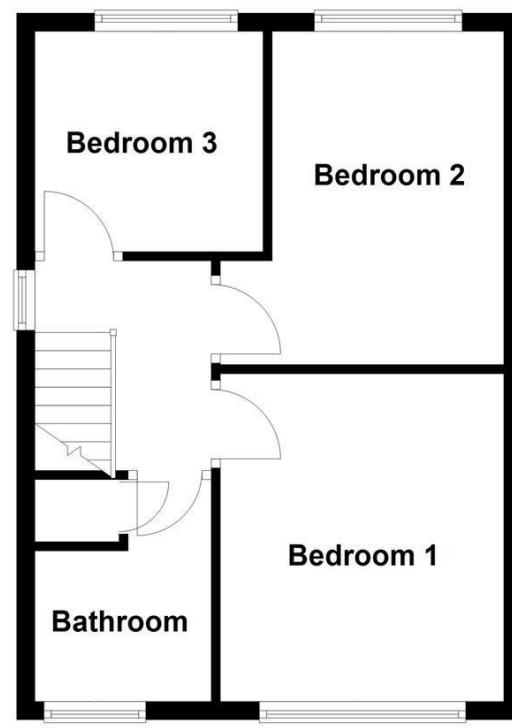
PONTEFRACT & CASTLEFORD  
01977 798 844

Richard  
Kendall  
Estate Agent

### Ground Floor



### First Floor



#### IMPORTANT NOTE TO PURCHASERS

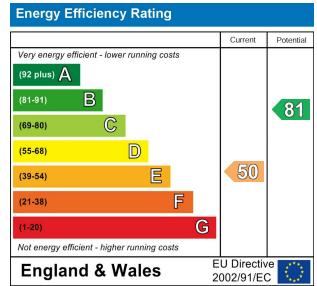
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



## 6 Sinclair Garth, Sandal, Wakefield, WF2 6RE

For Sale Freehold £365,000

A well proportioned and attractively presented three bedroom detached family home, situated in this highly sought after residential location within the prestigious area of Sandal. The property benefits from a gas fired central heating system and sealed unit double glazed windows throughout, creating a comfortable home that is ready for immediate occupation.

The accommodation is approached via a welcoming reception hall, which leads into a generously sized living room featuring a bay window to the front elevation and an attractive feature fireplace. Spanning the rear of the property is a dining kitchen, refitted to an excellent standard and equipped with integrated appliances and a range style cooker. French doors provide direct access to the rear garden, enhancing the sense of space and light. To the first floor, there are two well proportioned double bedrooms, a further single bedroom, and a modern refitted family bathroom. Externally, the property enjoys well maintained gardens to both the front and rear, with a good sized paved patio seating area ideal for outdoor entertaining. There is also ample driveway parking leading to a single garage.

The property is located within this cherished residential area of Sandal, conveniently positioned for access to a range of local shops, reputable schools, and recreational facilities. Sandal railway station is close by, while the mainline railway station can be found in the nearby Wakefield city centre.

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## ACCOMMODATION

### RECEPTION HALL

12'5" x 5'6" [3.8m x 1.7m]

UPVC double glazed entrance door into the reception hall with a UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing and doors to the living room, dining kitchen and the understairs storage cupboard.

### LIVING ROOM

14'5" x 10'9" [4.4m x 3.3m]

UPVC double glazed bay window to the front, two central heating radiators, limestone fireplace with a pebble effect living flame gas fire.



### DINING KITCHEN

17'0" x 11'5" [5.2m x 3.5m]

UPVC double glazed window to the rear, French doors to the rear, door to the side of the property. A range of contemporary wall and base units with quartz worksurfaces over, sink and drainer unit with mixer tap, gas hob with extractor hood over, grill and warming drawer. Integrated dishwasher, integrated fridge/freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access.

Doors into three bedrooms and the bathroom.

### BEDROOM ONE

12'1" x 10'2" [3.7m x 3.1m]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM TWO

12'1" x 8'2" [min] [3.7m x 2.5m [min]]

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



### BEDROOM THREE

8'6" x 7'10" [2.6m x 2.4m]

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



### BATHROOM

8'2" x 6'6" [max] [2.5m x 2.0m [max]]

Frosted UPVC double glazed window to the front, tiled walls and floor, heated towel rail, extractor fan. Three piece suite comprising of a 'P' shaped bath with a shower head attachment above and a glass shower screen, vanity wash basin with cupboards under and a low flush W.C..



## OUTSIDE

To the front of the property is a good sized lawned garden with a mature tree and driveway providing ample off street parking, passing the side of the house to a detached single garage at the rear. The rear garden is mainly laid to lawn with established beds and borders, and a good sized patio ideal for outdoor entertaining.



## COUNCIL TAX BAND

The council tax band for this property is D.

## 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.