



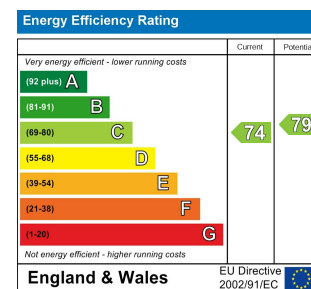
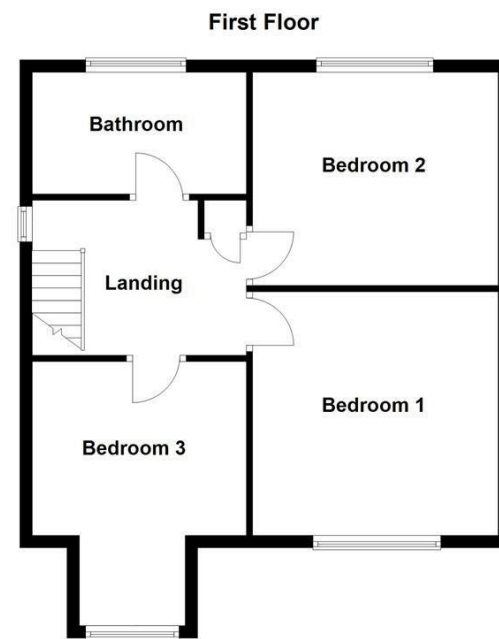
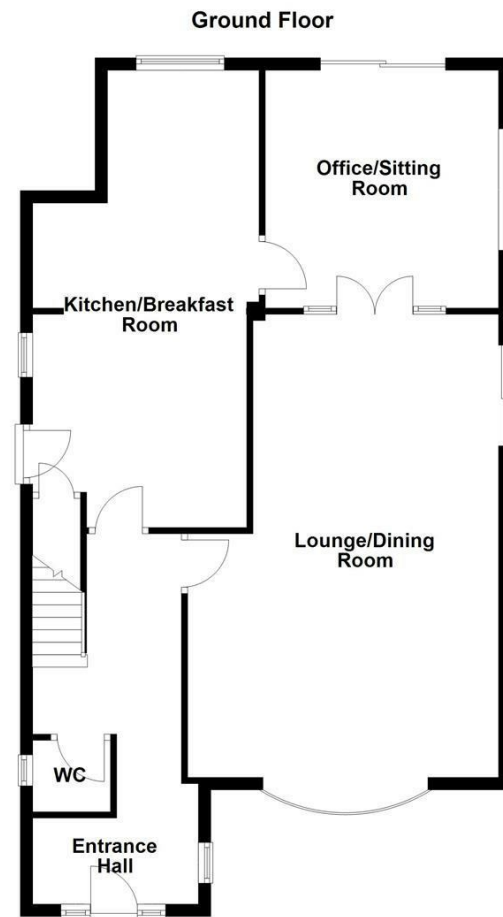
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01924 291 294

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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.



26 Lime Crescent, Sandal, WF2 6RY

For Sale Freehold £450,000

Nestled within the highly sought after area of Sandal, Wakefield, this superbly presented and extended three bedroom detached home offers spacious and versatile accommodation throughout. Boasting generous reception space, ample off road parking, a substantial rear garden enjoying attractive woodland and rural views, security lighting, alarms and a drive stump, this impressive property is sure to appeal to a wide range of buyers.

The accommodation briefly comprises a welcoming entrance hall with staircase access to the first floor landing and doors leading to the downstairs WC, lounge diner, and kitchen breakfast room. Both the lounge diner and kitchen breakfast room provide access to a versatile office/sitting room, which in turn offers access to both the side and rear of the property. To the first floor, the landing provides access to three generous double bedrooms, the house bathroom, a useful storage cupboard, and loft access. Externally, the property enjoys an attractive front garden laid mainly to lawn with mature shrub and flower borders. A resin driveway provides ample off road parking and extends along the side of the property to a detached single garage, which benefits from a manual up-and-over door, power, and lighting. The rear garden is a particular feature of the property, incorporating a paved patio area ideal for outdoor dining and entertaining. A decorative bridge crosses a small stream, leading to a generous lawned garden with an abundance of mature trees, shrubs, and flowering plants. There is also a timber built garden shed with power and lighting, providing excellent storage solutions. The garden is fully enclosed by a combination of stone walling and timber fencing, making it ideal for families with children and pets.

Sandal remains one of Wakefield's most desirable residential locations, offering a wealth of amenities within easy reach. Highly regarded schools, local shops, and recreational facilities are all close by, with a wider range of amenities available in Wakefield city centre. For commuters, Sandal & Agbrigg railway station is located just a short distance away, while Wakefield Westgate and Wakefield Kirkgate stations provide direct rail links to Leeds, Manchester, London, and beyond. Excellent road connections are also available via the nearby M1 and M62 motorway networks, while regular local bus services operate within the area. The location is also renowned for its picturesque surroundings, with local beauty spots including Sandal Castle, Pugneys Country Park, and Newmillerdam all within easy reach, offering excellent opportunities for walking, cycling, and outdoor leisure activities.

Only a full internal inspection will truly reveal everything this exceptional home has to offer. Early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

19'5" [max] x 7'9" x 3'6" [min] [5.92m [max] x 2.37m x 1.08m [min]]
 A composite front entrance door with frosted glazed panel leads into the welcoming entrance hall. Benefitting from a UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling, fitted storage cupboard, and a staircase with glass balustrade rising to the first floor landing. Doors provide access to the lounge dining room, kitchen breakfast room, and downstairs WC.

DOWNSTAIRS W.C.

4'1" x 3'9" [1.26m x 1.15m]
 Fitted with a low flush WC and wash basin built into a vanity storage unit with mixer tap. The room further benefits from a frosted UPVC double glazed window to the side elevation, central heating radiator, extractor fan, and full tiling throughout.

LOUNGE/DINING ROOM

24'5" x 16'5" [max] x 13'0" [min] [7.45m x 5.02m [max] x 3.98m [min]]
 A spacious reception room featuring a UPVC double glazed bow window to the front elevation, UPVC double glazed sliding doors to the side, central heating radiator, coving to the ceiling, and a feature gas fireplace with marble hearth, inset, and mantel. Double doors provide access through to the office/sitting room.



KITCHEN BREAKFAST ROOM

24'9" [max] x 11'1" x 7'10" [min] [7.56m [max] x 3.38m x 2.40m [min]]
 Fitted with a comprehensive range of modern wall and base units with laminate work surfaces

and matching splashbacks. Features include a 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring induction hob with extractor hood above, integrated double oven and microwave, integrated dishwasher, washing machine, tumble dryer, and integrated under-counter fridge and freezer. The room also benefits from two UPVC double glazed windows overlooking the side and rear elevations, a composite side entrance door with frosted glazed panel, central heating radiator, coving and spotlights to the ceiling, understairs storage cupboard, and a door leading through to the office/sitting room.



OFFICE/SITTING ROOM

12'7" x 12'1" [3.86m x 3.70m]
 A versatile reception space with double doors opening back into the lounge dining room, UPVC double glazed window to the side elevation, UPVC double glazed sliding doors opening onto the rear garden, central heating radiator, coving to the ceiling, and partial loft access.



FIRST FLOOR LANDING

11'1" [max] x 8'4" x 8'3" [min] [3.38m [max] x 2.56m x 2.52m [min]]
 With a UPVC double glazed window to the side elevation, central heating radiator, coving to the ceiling, glass balustrade overlooking the entrance hall, loft access, storage cupboard, and doors leading to all three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 12'5" [3.95m x 3.80m]
 A generous double bedroom featuring a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and a range of fitted wardrobes.



BEDROOM TWO

13'1" x 11'9" [4.0m x 3.60m]
 Another well proportioned double bedroom with a UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling, and fitted wardrobes.



BEDROOM THREE

13'10" [max] x 11'1" x 5'10" [min] [4.23m [max] x 3.40m x 1.78m [min]]
 Benefitting from a UPVC double glazed window to the front elevation, central heating radiator, and coving to the ceiling.



BATHROOM

11'0" x 6'5" [3.37m x 1.96m]
 Appointed with a modern suite comprising a concealed cistern low flush WC, wash basin set within a vanity storage unit with mixer tap, panelled bath with mixer tap, and a separate walk in double shower enclosure with mains fed shower and shower attachment behind a glazed screen. Additional features include a frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator, extractor fan, spotlights to the ceiling, and full tiling throughout.



OUTSIDE

To the front of the property is an attractive lawned garden with planted borders incorporating a variety of mature shrubs and flowers. Timber fencing encloses both sides, while a resin driveway provides off road parking for several vehicles, with a drive stump and extends down the side of the property towards the rear. The rear garden is a particular feature of the property, enjoying far reaching rural and woodland views. Predominantly laid to lawn, the garden incorporates mature trees, shrubs, and flowering plants throughout, together with a paved patio area ideal for outdoor dining and entertaining. A decorative decked bridge crosses a small stream, while a timber built garden shed benefits from both power and lighting. The garden is enclosed by a combination of timber fencing and stone walling.



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.