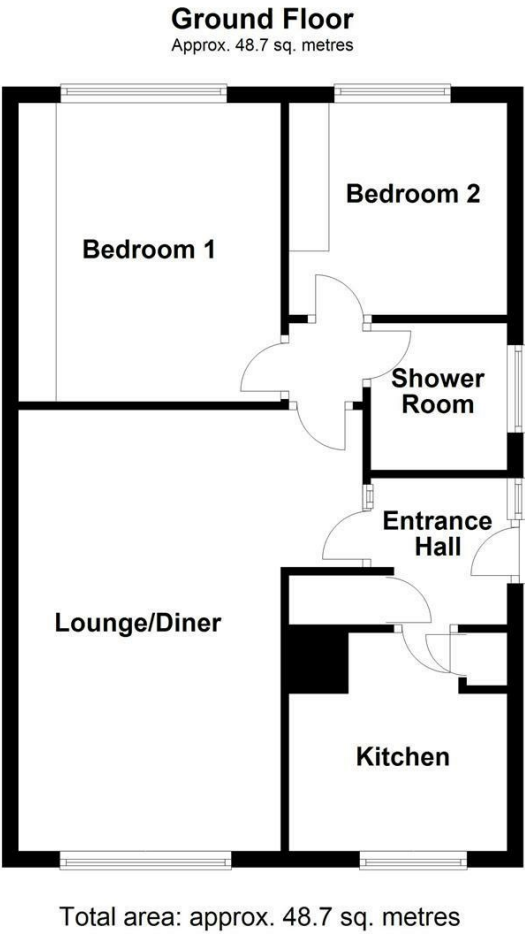


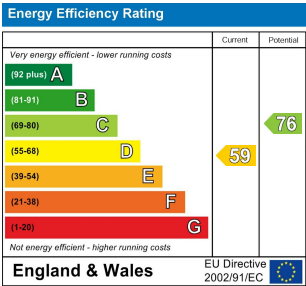


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 11 Castle View, Sandal, Wakefield, WF2 7HZ

### For Sale Freehold Offers Over £200,000

Nestled in the charming area of Sandal, this delightful semi detached bungalow offers a perfect blend of comfort and convenience. With two well proportioned bedrooms, this property is ideal for small families, couples, or those looking to downsize.

The accommodation briefly comprises an entrance hall, kitchen, spacious lounge/diner, inner hallway leading to the shower room and two good sized bedrooms. Externally, to the front is a pleasant lawned garden with planted borders and driveway providing off road parking for multiple vehicles with double gates leading to the single detached garage. To the rear is an enclosed lawned garden with timber shed.

Castle View is known for its picturesque surroundings and accessibility to local amenities, making it a desirable location for those who appreciate both tranquillity and convenience. The property is also well placed for access to Pugneys Country Park and Newmillerdam Country Park, with the motorway network only a short drive away for those commuting further afield.

Offered for sale with immediate vacant possession, the bungalow would benefit from some cosmetic updating and it offers excellent potential. An early viewing is highly recommended.





ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door with two frosted panels to the side, coving to the ceiling, loft access, central heating radiator and doors providing access to the lounge diner, kitchen and airing cupboard.

KITCHEN

8'10" x 8'5" [2.71m x 2.59m]

Fitted with a range of wall and base units with granite work surfaces and matching upstands, tiled splashback, 1½ sink and drainer with mixer tap, space for a freestanding oven and grill, space for a fridge freezer and plumbing for a washing machine. UPVC double glazed window to the front, wall mounted boiler, pantry cupboard, radiator, extractor fan and strip lighting.



LOUNGE/DINER

14'0" [max] x 11'0" [min] x 18'1" [4.28m [max] x 3.37m [min] x 5.53m]

UPVC double glazed window to the front, two central heating radiators, coving to the ceiling and gas fire set within a tiled surround, with door leading into the inner hallway.



INNER HALLWAY

Doors leading to two bedrooms and the shower room.

SHOWER ROOM/W.C.

5'5" x 6'1" [1.66m x 1.86m]

Fitted with a three piece suite comprising curved corner shower cubicle with mixer shower, wash basin set within

vanity unit and low flush W.C., fully tiled walls and floor, chrome ladder style radiator and frosted UPVC double glazed window to the side.



BEDROOM ONE

8'8" [to wardrobes] x 12'2" [2.65m [to wardrobes] x 3.72m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, fitted dressing table and a range of fitted wardrobes to one wall.



BEDROOM TWO

8'7" x 8'11" [2.62m x 2.72m]

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



OUTSIDE

To the front, an attractive lawned garden with well maintained planted borders and a paved driveway providing off road parking, leading down the side through double gates to a single attached garage. To the rear, a well maintained lawned garden with planted borders, a timber shed and enclosed by fencing, with outside lighting and water point.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

VIEWINGS

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

EPC RATING

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