



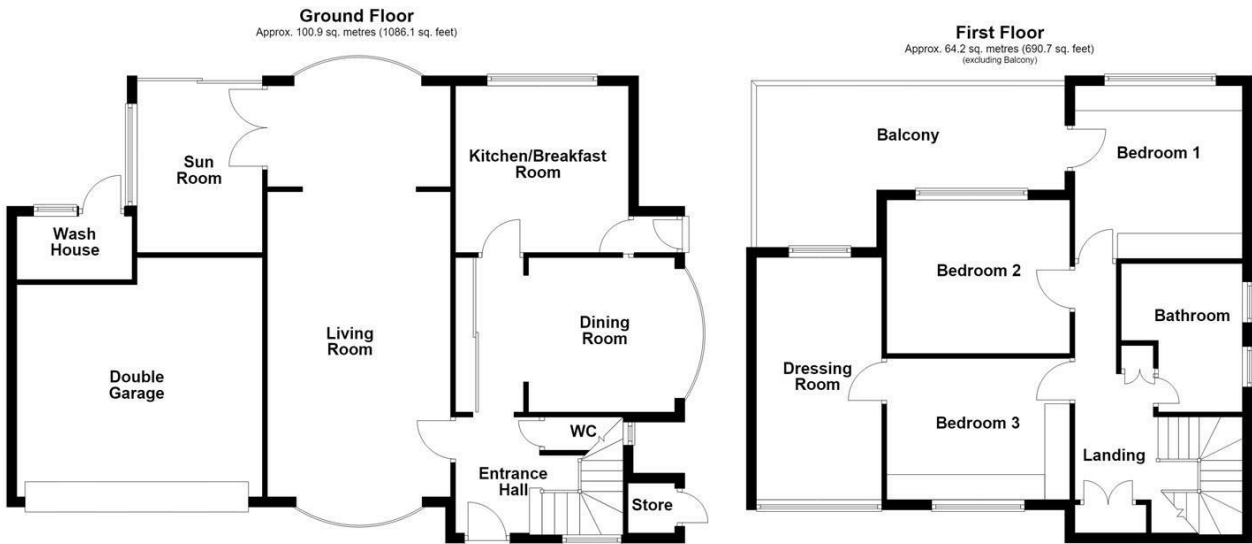
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01924 291 294

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HORBURY
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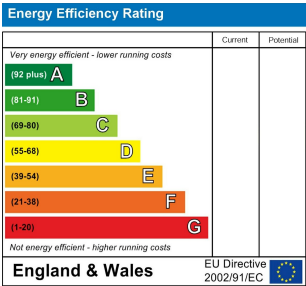
Total area: approx. 165.1 sq. metres (1776.8 sq. feet)

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.



392 Barnsley Road, Sandal, Wakefield, WF2 6BW

For Sale Freehold £475,000

Situated in the sought after area of Sandal is this spacious three bedroom detached family home, occupying a substantial and private plot with beautifully maintained gardens, ample off road parking, an integral double garage and a wealth of versatile living accommodation, making it an ideal home for growing families.

The accommodation briefly comprises a welcoming entrance hall with a useful understairs storage cupboard and a downstairs WC. From the hallway, doors provide access to the spacious living room, separate dining room and kitchen breakfast room, whilst a built in cloaks cupboard offers additional storage. The generously proportioned living room enjoys dual aspect windows, a feature fireplace and French doors leading through to the sun room, providing further reception space overlooking the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a four piece family bathroom. The principal bedroom benefits from an extensive range of fitted wardrobes, drawers and a dressing table, together with direct access onto an impressive L shaped balcony overlooking the rear garden. Bedroom three also benefits from fitted wardrobes and is complemented by an adjoining dressing room, which could equally be utilised as a home office or nursery. Externally, twin timber entrance gates open onto a substantial tarmac driveway providing ample off road parking for several vehicles and leading to the integral double garage with an electrically operated up and over door. The front garden is attractively landscaped with established planted borders, creating an impressive approach to the property. To the rear, a large paved patio provides the perfect setting for outdoor dining and entertaining, overlooking a beautifully maintained, private lawned garden with mature planted borders and a timber summer house. The garden is fully enclosed by timber fencing, making it ideal for children and pets. A useful external wash house, complete with plumbing for a washing machine, space for a tumble dryer, power and lighting, provides excellent additional utility space.

The property is ideally positioned within walking distance of local amenities and well regarded schools, whilst regular bus services provide convenient access to Wakefield city centre. The picturesque Newmillerdam Country Park is also just a short distance away, offering beautiful woodland walks and outdoor recreation.

An early viewing is highly recommended to fully appreciate the generous accommodation, outstanding plot and superb location this fantastic family home has to offer.



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ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed front entrance door leads into the entrance hall, which has a central heating radiator and a staircase with handrail leading to the first floor landing. There is a timber single glazed stained glass window to the front aspect and doors providing access to the living room, kitchen diner and downstairs WC. Sliding doors provide access to a built-in cloakroom cupboard, while a further door opens into the under stairs storage cupboard. A feature archway leads into the dining room.

W.C.

4'11" x 2'6" [1.50m x 0.78m]

Fitted with a low flush WC and wall mounted wash basin with two taps. There is also a timber single glazed frosted window to the side aspect.

LIVING ROOM

11'10" x 27'8" [3.63m x 8.45m]

A spacious reception room enjoying a dual aspect, with UPVC double glazed bow windows overlooking the front and rear elevations. There is an electric fire set on a marble hearth with matching interior and surround, a central heating radiator and timber single glazed French doors lead into the sun room.

SUN ROOM

8'2" x 10'7" [2.49m x 3.25m]

UPVC double glazed sliding patio doors leading to the rear garden, a UPVC double glazed window to the side aspect, concealed central heating radiator and fully tiled flooring.



DINING ROOM

9'6" x 10'0" [2.90m x 3.05m]

Accessed through a feature archway from the entrance hall, the dining room has a UPVC double glazed bay window overlooking the side aspect and central heating radiator.



KITCHEN/BREAKFAST ROOM

10'0" x 13'7" [3.05m x 4.16m]

Fitted with a range of wall and base units with laminate work surfaces over, tiled walls and a fully tiled floor. There is a double sink and drainer with mixer tap, integrated twin oven and grill, separate four ring gas hob with tiled splashback and extractor hood above. Further features include display cabinets, space for a small undercounter fridge or freezer, ceiling coving and strip lighting. A UPVC double glazed window overlooks the rear aspect, while a door provides access into the side porch.



SIDE PORCH

A double glazed entrance door providing access outside.

FIRST FLOOR LANDING

A UPVC double glazed window, central heating radiator and loft access. A double door storage cupboard provides useful storage, while further double doors open into the airing cupboard with fitted shelving. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

13'11" x 10'10" [4.26m x 3.32m]

Featuring fitted double wardrobes to one wall, with a fitted dressing table and drawer units to the opposite wall. There is a UPVC double glazed window overlooking the rear elevation, ceiling coving and a central heating radiator. A UPVC double glazed door leads onto a balcony overlooking the rear garden, enclosed by cast iron railings.



BEDROOM TWO

11'10" x 10'5" [3.63m x 3.19m]

A UPVC double glazed window overlooking the rear elevation, ceiling coving and a central heating radiator.



BEDROOM THREE

Fitted wardrobes, a fitted dressing table and drawer units, central heating radiator and a UPVC double glazed window overlooking the front elevation. A door provides access into the dressing room.



DRESSING ROOM/OFFICE

8'0" x 16'3" [2.46m x 4.96m]

A versatile room suitable for use as a dressing room, playroom or home office. The room enjoys a dual aspect, with UPVC double glazed windows overlooking the front and rear elevations, ceiling coving and a central heating radiator.

BATHROOM/W.C.

7'8" x 9'10" [2.36m x 3.02m]

Fitted with a four piece suite comprising an enclosed shower cubicle with electric shower, panelled bath with two taps, pedestal wash basin with two taps and low flush WC. The bathroom benefits from fully tiled walls, a central heating radiator and two frosted UPVC double glazed windows overlooking the side elevation.



OUTSIDE

To the front of the property, timber double gates provide access onto a tarmac driveway offering ample off road parking for several vehicles. The driveway leads to an integral double garage with an electric up-and-over door, power and lighting. There is an attractive lawned garden with planted borders to three sides, together with a tarmac pathway leading to the front entrance and an outside light. A cast iron gate to the side provides access along the side of the property, where there is a timber door leading into a useful store room, continuing through to the rear garden. The rear garden features a paved patio extending across the width of the property, overlooking an attractive lawn with planted borders. A timber summer house is positioned within the corner of the garden. The garden is fully enclosed by timber panel fencing, with a further planted border to the rear. A paved pathway runs along the opposite side of the property and leads to a timber door providing access into the wash house.



WASH HOUSE

Space and plumbing for a washing machine, space for a tumble dryer, power, lighting and a timber single glazed window overlooking the rear aspect.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

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.