

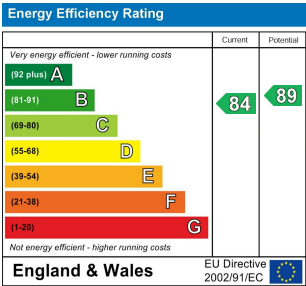


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 417 Milnthorpe Lane, Sandal, Wakefield, WF2 7HT

### For Sale Freehold £680,000

A deceptively spacious, bespoke stone built four bedroom detached family home finished to an exceptional standard and occupying a prominent position in one of Sandal's most prestigious locations.

This impressive property benefits from a gas central heating system and high efficiency double glazed windows. Accessed via a central reception hall, the ground floor features a secondary entrance hallway to the rear, along with a utility area incorporating a guest w.c. The main living room is generously proportioned and features a multi fuel wood burning stove and French doors opening onto the rear garden. The spacious dining room also enjoys access to the garden and is open via an archway to a beautifully appointed kitchen, fitted with contemporary units, granite worktops and a range of integrated appliances.

An integral double garage with automated doors offers further practicality, while the first floor hosts a principal bedroom with en suite facilities, alongside three additional double bedrooms served by a luxurious family bathroom.

Externally, a cobbled courtyard with automated gates provides off street parking for multiple vehicles and leads to the integral garage, complete with an EV charging point. The principal gardens lie to the rear, offering a high degree of privacy with manicured lawns, paved patio seating areas, mature planting, and boundaries defined by a tall stone wall and established beech hedging.

Ideally located in the heart of Sandal, the property enjoys close proximity to scenic countryside walks including Pugneys Nature Reserve and boasts views toward historic Sandal Castle. Local amenities, highly regarded schools, and transport links including a railway station are all within easy reach, along with convenient access to Wakefield city centre and the national motorway network.





ACCOMMODATION

RECEPTION HALL

23'11" x 6'6" [7.3m x 2.0m]

With a contemporary style composite front entrance door and side screen, oak stripped flooring, double central heating radiator, solid oak staircase with glass balustrade to the first floor, door to the w.c./utility room and a connecting door to the entrance hall.

ENTRANCE HALL

8'2" x 4'3" [2.5m x 1.3m]

With a composite external door to the side, access point to the secondary loft space, central heating radiator and stone paved floor. Doors providing access into the living room and dining room.

W.C./UTILITY

8'2" x 3'3" [2.5m x 1.0m]

Two piece suite comprising low flush w.c. and wall hung wash basin with chrome mixer tap. Chrome ladder style radiator, fully tiled walls, stone flagged floor, inset spotlights to the ceiling and UPVC double glazed frosted window to the side aspect. Plumbing for a washing machine and space for a dryer above.

LIVING ROOM

23'11" x 12'5" [7.3m x 3.8m]

Mullioned window to the front and French doors out to the rear garden, oak stripped flooring, two double central heating radiators, feature wood burning stove with solid stone hearth, solid stone interior and surround.



DINING ROOM

23'11" x 12'5" [7.3m x 3.8m]

French doors out to the rear garden, frosted window to the side, inset spotlights to the ceiling, two double central heating radiators and wood stripped flooring. A breakfast bar with high gloss base units with granite work surface over and plinth lighting. Feature archway providing access into the modern fitted kitchen.



KITCHEN

17'4" x 8'6" [5.3m x 2.6m]

A lovely range of contemporary style high gloss white fronted wall and base units with contrasting dark granite worktops and upstands incorporating a stainless steel sink unit with instant hot water tap, Smeg Range cooker with five ring gas burner and large extractor hood. Integrated dishwasher, integrated fridge and freezer. Mullioned window to the front, frosted glazed door to the rear garden, double central heating radiator, large polished floor tiles, inset spotlights to the ceiling and plinth lighting.

DOUBLE GARAGE

19'0" x 17'4" [5.8m x 5.3m]

Twin automated roller shutter doors to the front, space and plumbing for a washing machine, wall mounted gas fired Worcester Bosch central heating boiler. Central heating radiator.

FIRST FLOOR GALLERIED LANDING

Windows to both the front and rear, two central heating radiators, inset spotlights to the ceiling, oak glass banister with glass balustrade and loft access hatch.

PRINCIPAL BEDROOM

16'8" x 17'0" [5.1m x 5.2m ]

A deceptively large master bedroom having a variety of uses to include a separate "granny annex" or cinema room etc. A range of fitted wardrobes to one wall providing a wealth of storage, two windows to the front, two Velux rooflights to the rear set in to the characterful sloping ceilings, inset spotlights to the ceiling, two central heating radiators and solid oak flooring. A good size entrance area off leading to the en suite with Velux rooflight set in the sloping roof, inset spotlights to the ceiling, central heating radiator and solid oak flooring (measures 2.6m x 2.3m).



EN SUITE/W.C.

9'2" x 8'6" [2.8m x 2.6m]

With tiled walls and floor, fitted with an attractive contemporary style three piece suite comprising walk in shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style radiator, inset spotlights to the ceiling and Velux rooflight set in the sloping ceiling.



BEDROOM TWO

13'1" x 12'5" [4.0m x 3.8m]

Mullioned window to the rear, central heating radiator, large freestanding wardrobe and connecting door through to the house bathroom/w.c.



BEDROOM THREE

12'5" x 12'1" [3.8m x 3.7m]

Mullioned window to the front an additional window to the side, inset spotlights to the ceiling, central heating radiator.

BEDROOM FOUR

12'5" x 11'9" [3.8m x 3.6m]

A further generously proportioned double bedroom with mullioned window to the rear and central heating radiator.

BATHROOM/W.C

12'5" x 10'5" [3.8m x 3.2m]

An interesting L-shaped room fitted to an excellent standard with a quality four piece bathroom suite comprising freestanding bath with shower attachment, separate shower cubicle with fixed glazed screen, pedestal wash basin and suite w.c. Imaginatively tiled walls and floor, mullioned frosted window to the side, inset spotlights to the ceiling, chrome ladder style heated towel rail, extractor fan.



OUTSIDE

To the front, automated gates open onto a cobbled courtyard, which divides off street parking and leads up to the integral garages with EV charging point. The principal gardens lie to the rear of the house, laid mainly to lawn with attractive stone paved patio areas, mature beds and borders and a tall wall and beech hedge for utmost privacy.



PLANNING PERMISSION

The property has planning permission granted for a single storey extension to the rear. Further details can be found on the Wakefield Council planning portal. Ref: 24/01219/FUL

COUNCIL TAX BAND

The council tax band for this property is G.

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.