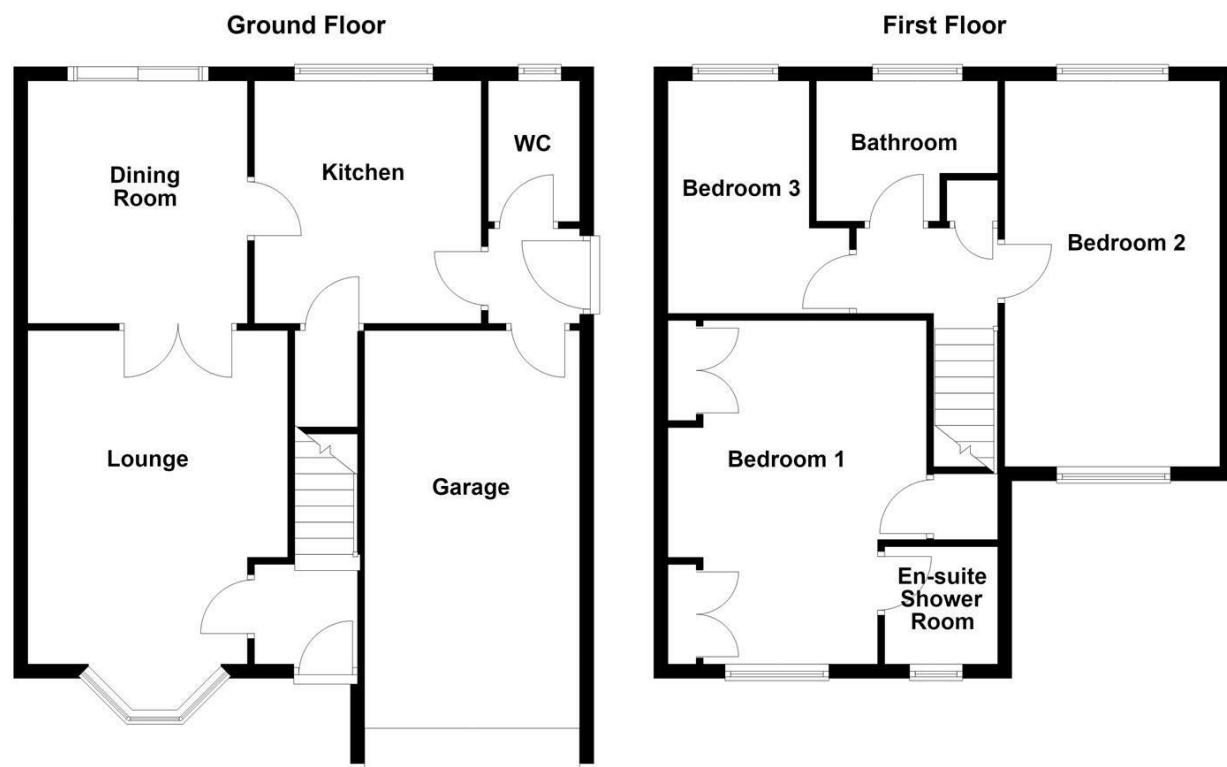




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01924 291 294

OSSETT
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01977 798 844



4 Helmsley Road, Sandal, Wakefield, WF2 6QU

For Sale Freehold Price Guide £360,000 - £370,000

Situated within a highly sought after and peaceful cul-de-sac is this well maintained and generously proportioned three bedroom detached family home. Offering spacious accommodation arranged over two floors, the property has been carefully looked after by the previous owner and, while providing an excellent basis for occupation, offers scope for a degree of modernisation to suit individual tastes.

The ground floor accommodation briefly comprises a welcoming entrance hall, spacious living room opening through into a separate dining room and a fitted kitchen. To the rear is a useful porch and hallway providing access to a downstairs W.C. and the integral single garage. To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from its own en suite facilities. A separate house bathroom completes the first floor accommodation. Externally, the property benefits from attractive gardens to both the front and rear, together with a driveway providing ample off street parking and access to the integral garage.

The property is conveniently situated for a range of local amenities and is within easy reach of Wakefield city centre. Excellent transport links are also close at hand, including convenient access to the M1 motorway network for those travelling or commuting further afield.

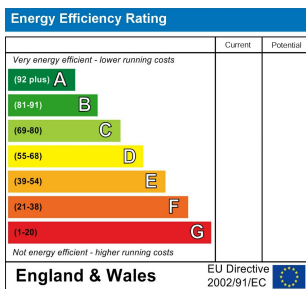
Offered for sale with no onward chain, this appealing home is sure to attract interest from a wide range of buyers, particularly those looking for a property they can update and personalise over time. Only a full internal inspection will truly reveal the space and potential this attractive detached home has to offer. An early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particular 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*

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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.



ACCOMMODATION

ENTRANCE HALL

Front facing composite glazed entrance door leading into the entrance hall. Carpeted staircase providing access to the first floor landing, double central heating radiator, coving to the ceiling and door leading through to the lounge.

LOUNGE

14'2" x 11'2" [4.32m x 3.41m]
Front facing UPVC double glazed bay window, two central heating radiators, carpeted flooring, coving to the ceiling and feature wall lighting. Feature electric fire and timber glazed double doors opening through into the dining room.



DINING ROOM

8'7" x 8'11" [2.63m x 2.74m]
Rear facing UPVC double glazed aluminium sliding patio doors opening onto the rear garden, double central heating radiator, carpeted flooring and coving to the ceiling. Door providing access through to the fitted kitchen.



KITCHEN

9'8" x 8'11" [2.96m x 2.73m]
Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl composite sink and drainer with chrome swan neck mixer tap. Integrated oven, induction hob with extractor hood above, tiled splashbacks, space for an undercounter fridge and space and plumbing for an undercounter washing machine. Cupboard housing the central heating boiler, single central heating radiator, wood effect vinyl flooring, coving to the ceiling and useful understairs storage cupboard. Door leading through to the rear porch area, which in turn provides access to the integral garage and downstairs W.C.

DOWNSTAIRS W.C.

5'4" x 3'4" [1.64m x 1.04m]
Fitted with a white two piece suite comprising low flush W.C. and pedestal wash hand basin. Tiled walls, wood effect vinyl flooring, rear facing UPVC double glazed obscured window and single central heating radiator. The electrical consumer unit is also housed within this room.

INTEGRAL GARAGE

7'2" x 17'2" [2.19m x 5.24m]
Up and over door, power and lighting. The garage has been carpeted and is currently suited to storage use, while offering potential for conversion into additional accommodation, subject to any necessary consents.

FIRST FLOOR LANDING

Access to three bedrooms, house bathroom and a cupboard housing the hot water tank. There is also a loft hatch.

BEDROOM ONE

14'5" x 11'6" [4.41m x 3.51m]
Front facing UPVC double glazed window, single central heating radiator, carpeted flooring and coving to the ceiling. A range of fitted bedroom furniture provides useful storage, together with an additional built-in storage cupboard positioned over the bulkhead. Door providing access to the en suite shower room.



EN SUITE

5'1" x 5'6" [1.57m x 1.70m]
Front facing UPVC double glazed obscured window, wood effect vinyl flooring, tiled walls and coving to the ceiling. Fitted with a shower cubicle incorporating an electric shower, low flush W.C. and corner pedestal wash hand basin. Extractor fan.

BEDROOM TWO

7'2" x 16'0" [2.19m x 4.88m]
UPVC double glazed windows, two central heating radiators, carpeted flooring and coving to the ceiling. Further access is provided to additional loft storage.



BEDROOM THREE

7'4" x 9'0" [2.26m x 2.76m]
Rear facing UPVC double glazed window, single central heating radiator, carpeted flooring and coving to the ceiling.



HOUSE BATHROOM

7'7" x 6'0" [2.32m x 1.84m]
Fitted with a three piece suite comprising panelled bath with electric shower over, low flush W.C. and pedestal wash hand basin. Single central heating radiator, tiled walls, wood effect vinyl flooring, rear facing UPVC double glazed obscured window and extractor fan.



OUTSIDE

To the front of the property is a generous lawned garden together with a driveway leading to the integral garage and providing off street parking. The gas and electric meters are stored on the side of the property. To the rear is a well maintained and attractive enclosed garden incorporating a paved patio seating area, lawn and planted borders stocked with a variety of mature shrubs and plants. The garden is enclosed by a combination of fencing and wall boundaries.



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.