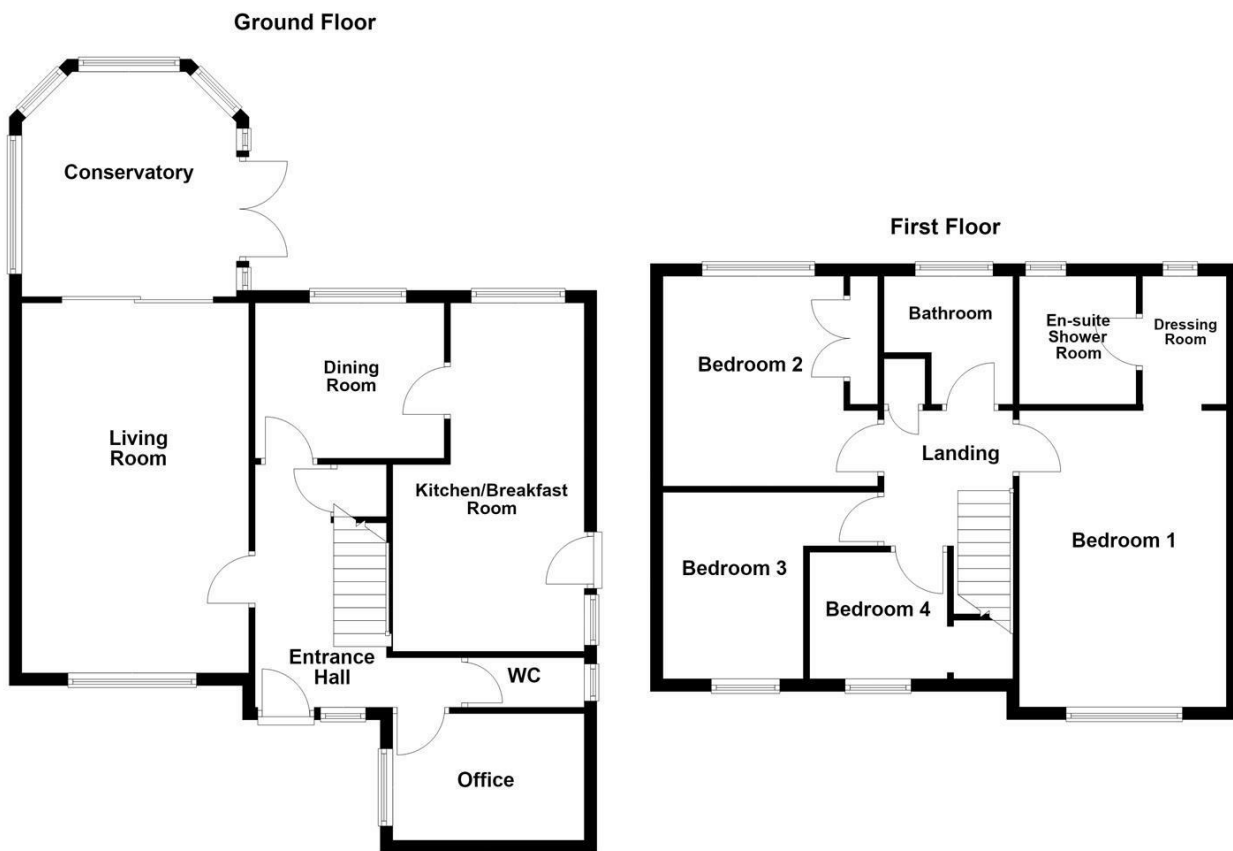


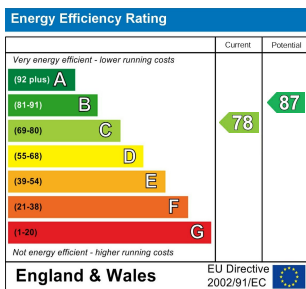


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



27 Wentworth Way, Sandal, Wakefield, WF2 6QX

For Sale Freehold £495,000

Situated within a highly sought after part of Sandal is this substantial and superbly presented four bedroom detached family home, occupying an impressive plot with a particularly generous and private rear garden which is not overlooked. Offering spacious and versatile accommodation ideally suited to modern family living, the property further benefits from multiple reception rooms, a conservatory, home office, ample off road parking and a substantial attached double garage.

The accommodation comprises a welcoming entrance hall with access to a convenient downstairs WC. The ground floor provides a spacious living room, separate dining room and a well appointed kitchen breakfast room, together with a useful home office. Completing the ground floor accommodation is an attractive conservatory overlooking the impressive rear garden and benefitting from its own air conditioning unit. To the first floor are four well proportioned bedrooms and the main family bathroom. The principal bedroom forms an impressive suite, benefitting from its own dressing room, en suite shower room and air conditioning unit. Externally, the property is complemented by an attractive lawned garden to the front, while a resin driveway provides ample off road parking and leads to the substantial attached double garage. A particular highlight of this impressive family home is the exceptionally generous rear garden. Offering an excellent degree of privacy and importantly not overlooked, the garden is predominantly laid to lawn with mature, established planted borders creating an attractive and secluded setting. A substantial Indian stone terrace provides the perfect space for al fresco dining, entertaining and relaxing while enjoying the garden. The size of the plot also offers further potential to extend the property, subject to obtaining the necessary planning permissions and consents.

Situated in the highly desirable area of Sandal, the property is conveniently positioned for an excellent range of local amenities, including shops and well regarded schools. Regular bus services are readily accessible, while Sandal & Agbrigg railway station, Asda at Durkar and the amenities of Newmillerdam are also within easy reach. Excellent access to the motorway network makes the location particularly convenient for those commuting further afield.

Offering an impressive combination of substantial accommodation, a generous and private plot and a highly desirable Sandal location, this superb home is ideally suited to the needs of a growing family. Offered for sale with no onward chain, an early viewing is highly recommended to fully appreciate the accommodation, exceptional rear garden and further potential on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with frosted UPVC double glazed side panel leading into the entrance hallway. Wood flooring, central heating radiator, staircase providing access to the first floor landing and useful understairs storage. Doors provide access to the dining room, living room, kitchen breakfast room, office and downstairs W.C.

OFFICE

6'9" x 10'1" [2.06m x 3.08m]
Wood flooring, central heating radiator, UPVC double glazed window overlooking the side elevation and loft access.

W.C.

Fitted with a low flush W.C. and pedestal wash basin. Wood flooring, central heating radiator and frosted UPVC double glazed window overlooking the side elevation.

KITCHEN BREAKFAST ROOM

19'3" x 10'7" [5.88m x 3.24m]
Fitted with a modern range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer with mixer tap. Integrated AEG grill and double oven, five ring stainless steel gas hob with stainless steel splashback and extractor hood above. Space for an American style fridge freezer, useful drawer storage, space and plumbing for a washing machine and recessed spotlights to the ceiling. Karndean flooring, central heating radiator, UPVC double glazed windows overlooking the rear and side elevations and UPVC side entrance door. Door providing access to the separate dining room.



DINING ROOM

9'2" x 9'9" [2.81m x 2.99m]
Wood flooring, central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the rear elevation. Door providing access back into the entrance hall.

LIVING ROOM

11'10" x 19'3" [3.62m x 5.88m]
Wood flooring, coving to the ceiling and two central heating radiators. UPVC double glazed window overlooking the front elevation and UPVC double glazed French doors leading into the conservatory. Feature gas fire with decorative surround, marble back and hearth.

CONSERVATORY

UPVC double glazed construction set on a brick built base, with French doors opening to the side. Air conditioning unit.



FIRST FLOOR LANDING

Doors provide access to four bedrooms, the house bathroom and airing cupboard.

BEDROOM ONE

15'8" x 10'11" [4.79m x 3.35m]
UPVC double glazed window, central heating radiator and a range of fitted wardrobes extending along one wall, together with bedside storage and corner shelving. Recessed spotlights to the ceiling and wall mounted air conditioning unit. Archway leading into the dressing room.



DRESSING ROOM

6'5" x 4'5" [1.98m x 1.37m]
Recessed spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation. Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'5" x 5'3" [1.96m x 1.61m]
Fitted with a low flush W.C., wash basin set within vanity storage and corner shower enclosure with mixer shower and body jets. Fully tiled walls and flooring, chrome heated towel radiator and frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO

9'6" x 9'6" [2.92m x 2.91m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and built-in wardrobe.



BEDROOM THREE

10'0" x 7'7" [3.06m x 2.32m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Useful additional walk-in area and loft access.

BEDROOM FOUR

6'9" x 7'1" [2.07m x 2.17m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

HOUSE BATHROOM/W.C.

7'6" x 6'5" [2.29m x 1.97m]
Fitted with a concealed cistern low flush W.C., wash basin set within vanity storage and panelled bath with electric shower over. Fully tiled walls, tiled flooring, chrome heated towel radiator and frosted UPVC double glazed window overlooking the rear elevation.



DOUBLE GARAGE

17'8" x 17'6" [5.40m x 5.34m]
Attached double garage with electrically operated garage door providing useful parking and storage space.

OUTSIDE

To the front is a good sized garden together with a driveway providing off road parking and leading to the attached double garage. To the rear is a good sized enclosed lawned garden with established plants, trees and shrub borders. A stone flagged terrace provides an ideal space for outdoor dining and entertaining.



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.

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.