



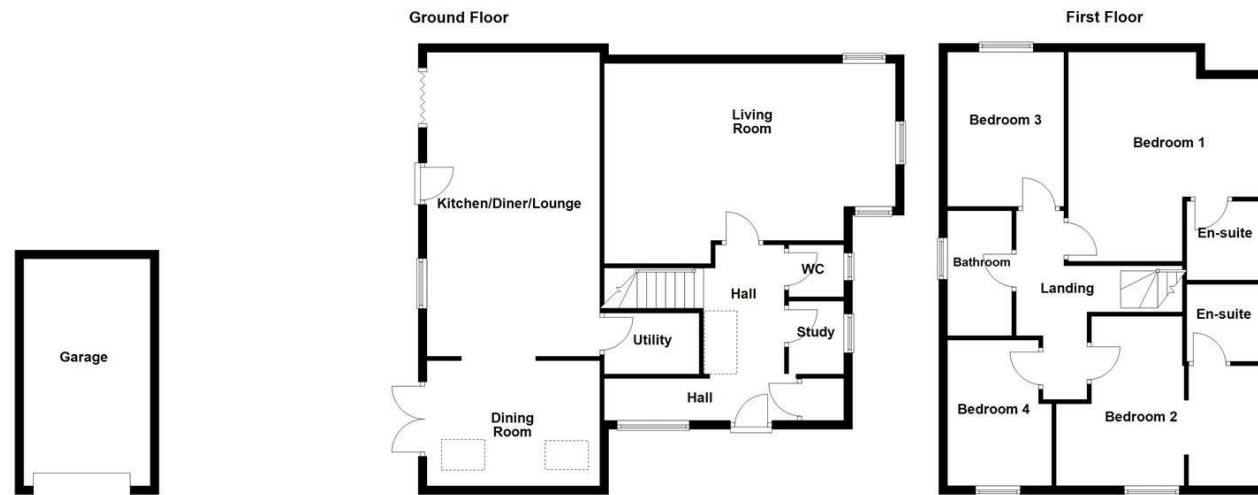
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2 Linnet Grove, Sandal, Wakefield, WF2 6SF

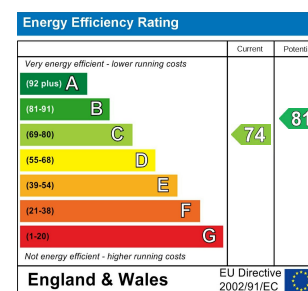
For Sale Freehold £562,500

A superbly appointed and extended four bedroom detached family home, occupying a desirable corner plot in the sought after area of Sandal. Offering generous and versatile accommodation throughout including two en suite shower rooms, a family bathroom and a double driveway, this property is ideal for modern family living.

The accommodation briefly comprises a welcoming entrance hallway with access to a downstairs WC, office or study, open plan kitchen diner and living area, and a separate dining room with skylights. The kitchen diner is fitted with a modern shaker style kitchen, complemented by quartz work surfaces, and provides access to a utility room. The living area enjoys views over the garden with bi folding doors opening onto the rear. There is also a spacious main living room featuring a wood burning stove. To the first floor, the landing provides access to four bedrooms and the family bathroom. Bedrooms one and two are both generous doubles and benefit from en suite shower rooms, with bedroom one also featuring a dressing room and front facing aspect. Bedroom three is a further double, and bedroom four is a well proportioned single. The family bathroom is fitted with a modern three piece suite. Externally, the property enjoys gardens to the front, side and rear. A flagged pathway leads to the entrance door, with access to both side gardens. One side incorporates a gravelled area and a double driveway, while the other features a north east facing garden with flagged patio areas and a lawned section, ideal for outdoor dining and entertaining. The gardens are enclosed by timber fencing and mature planting, and provide access to a detached garage with electric door, power and lighting.

Ideally suited to growing families, the home is well positioned for a wide range of local shops and amenities. Local pubs and restaurants in Newmillerdam are within easy reach, along with Newmillerdam Country Park. Wakefield city centre is approximately ten minutes away, and there are excellent motorway links for commuters.

Only by viewing can the full quality and space this home offers be fully appreciated.



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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,

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

A composite entrance door leads into the hallway with laminate flooring, wall panelling, central heating radiator, spotlighting, double glazed UPVC window to the front elevation and doors providing access to the sitting room, kitchen diner and living area, office/study and downstairs WC. There are two storage cupboards, one housing the Worcester Bosch combination boiler which was installed in 2024 and hot water cylinder, a Hive app controlling the heating and hot water and an app controlled Ajax alarm system. A staircase leading to the first floor.

OFFICE/STUDY

4'10" x 5'4" [1.49m x 1.63m]

Laminate flooring, frosted UPVC window to the side elevation and spotlighting to the ceiling.

W.C.

3'7" x 5'1" [1.10m x 1.56m]

Laminate flooring, part tiled walls, central heating radiator, low flush WC, vanity unit with mixer tap and quartz work surface, and frosted UPVC window to the side elevation.

LIVING ROOM

24'4" x 12'10" [min] x 13'4" [max] [7.43m x 3.93m [min] x 4.07m [max]]

Carpeted flooring, multiple UPVC double glazed windows to the rear and side elevations, central heating radiator, wood burning stove with feature surround and under stairs storage.



DINING ROOM

13'8" x 9'3" [4.17m x 2.83m]

Laminate flooring, wall panelling, central heating radiator, double glazed UPVC windows and patio doors to the rear garden, skylights and spotlights to the ceiling, opening into the kitchen dining and living area.

KITCHEN/DINER/LOUNGE

13'3" x 22'8" [4.05m x 6.91m]

Laminate flooring, shaker style wall and base units with black quartz work surfaces, inset stainless steel sink with mixer tap and drainer, kitchen island with matching quartz surface and storage, space and plumbing for wine chiller, tiled splashbacks, integrated cooker and combi oven, integrated fridge and freezer, UPVC window to the side, UPVC door and bifold doors to the rear garden, central heating radiator and spotlights throughout.



UTILITY ROOM

4'9" x 6'2" [1.47m x 1.89m]

Laminate flooring, central heating radiator, space and plumbing for American style fridge freezer and washing machine, wall and base units with laminate work surfaces, ceramic sink with mixer tap and tiled splashback.

FIRST FLOOR LANDING

Spotlighting and loft access, with doors to four bedrooms and the house bathroom.

BEDROOM ONE

11'3" x 15'9" [3.45m x 4.82m]

Carpeted flooring, fitted wardrobes, spotlights, UPVC double glazed window to the front elevation and access to a dressing area and en suite.



EN SUITE SHOWER ROOM/W.C.

5'3" x 4'4" [1.61m x 1.33m]

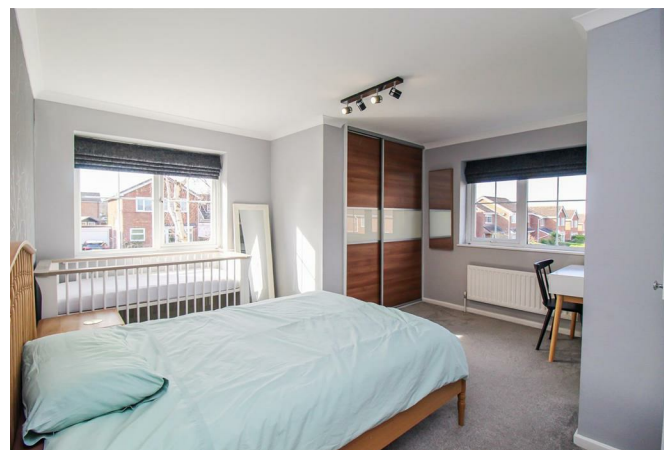
Laminate flooring, floor to ceiling tiling, vanity unit with mixer tap and quartz work surface, frosted UPVC window to the front, spotlights, corner shower with mixer shower and chrome heated towel radiator.



BEDROOM TWO

14'6" x 13'10" [4.44m x 4.22m]

Carpeted flooring, built in wardrobes, central heating radiator, UPVC double glazed windows to the front and side elevations and access to the en suite.



EN SUITE SHOWER ROOM/W.C.

5'8" x 4'4" [1.73m x 1.34m]

Laminate flooring, corner shower cubicle with floor to ceiling tiling and mains fed shower, low flush WC, vanity unit with mixer tap, chrome heated towel radiator, spotlights and frosted UPVC window to the front elevation.

BEDROOM THREE

11'8" x 8'7" [3.56m x 2.63m]

Carpeted flooring, fitted wardrobes, central heating radiator and UPVC double glazed window to the side elevation.

BEDROOM FOUR

6'6" x 10'4" [1.99m x 3.15m]

Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the garden.

BATHROOM/W.C.



OUTSIDE

Externally to the front is a flagged pathway leading to the entrance, gravelled areas and timber fencing with gate access to the side. The side and rear gardens incorporate flagged patio areas, lawned sections, raised planting beds, gravelled driveway providing access to a double driveway and a brick built detached garage with electric door, power and lighting. The garden is enclosed by timber fencing and includes a timber shed.



PLEASE NOTE

The property is 1743 square feet.

GROUND FLOOR AREA

Ground Floor inc Garage 106.6 sq m [1147.1 sq ft]

Ground Floor exc Garage 91.1 sq m [980.7 sq ft]

First Floor 72.5 sq m [780.2 sq ft]

Total inc Garage 179.1sq m [1927.3 sq ft]

Total exc Garage 163.6 sq m [1760.3 sq ft]

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.