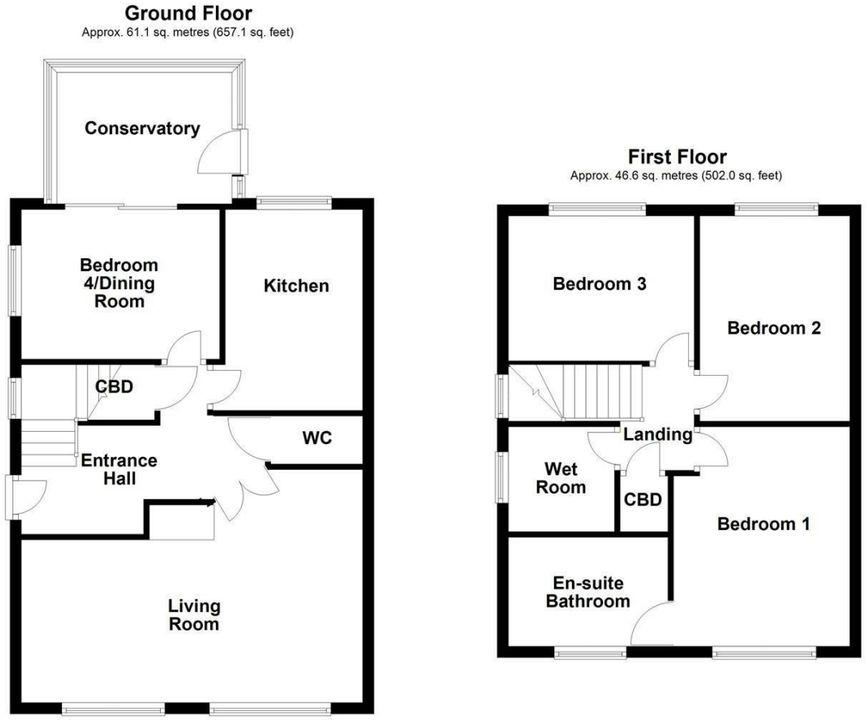


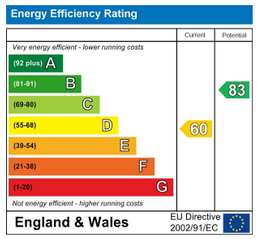
Total area: approx. 107.7 sq. metres (1159.1 sq. feet)

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.

Richard Kendall Estate Agent

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

37 Castle View, Sandal, Wakefield, WF2 7HZ

For Sale Freehold £264,500

Situated in the highly sought after area of Sandal is this well maintained three/four bedroom semi detached dormer bungalow with no chain and a vacant possession. Ideally positioned close to an excellent range of local amenities and highly regarded schools, the property offers spacious and versatile accommodation throughout. Further benefits include attractive gardens and ample off road parking, making this an ideal home for a variety of buyers.

The versatile accommodation is arranged over two floors. To the ground floor, the property briefly comprises an entrance hall, a spacious and light filled lounge diner, a fitted kitchen, a fourth bedroom or second reception room, and a convenient downstairs w.c. To the first floor are three well proportioned bedrooms, the principal bedroom benefiting from en suite facilities, along with a modern house bathroom serving the remaining bedrooms. Externally, the property enjoys front and rear gardens, with a driveway to the side providing off road parking and leading to a detached single garage.

Sandal is a highly desirable location, well served by local shops, amenities, restaurants, and well regarded schools. Newmillerdam Country Park is within easy reach, while excellent transport links include regular bus services to Wakefield city centre, nearby train stations, and convenient access to the M1 motorway for those commuting further afield.

Well presented throughout, this flexible and spacious home is ideally suited to a wide range of buyers, including families and those seeking adaptable living accommodation.

ACCOMMODATION

ENTRANCE HALLWAY
A side facing UPVC double glazed entrance door leads into the entrance hall with stairs to the first floor, a double central heating radiator and wood effect flooring. A useful built in coat cupboard with doors providing access to the lounge, kitchen, downstairs bedroom, conservatory and a ground floor w.c.

LIVING ROOM
19'10" x 13'8" (6.05m x 4.18m)
A spacious reception room with two UPVC double glazed windows to the front elevation, two double central heating radiators, a feature fireplace with inset gas fire and coving to the ceiling.

W.C.
5'11" x 2'8" (1.82m x 0.83m)
Fitted with a two piece suite comprising a pedestal wash hand basin and a low flush w.c. Vinyl flooring, tiling to the walls, coving to the ceiling and an extractor fan.

KITCHEN
11'8" x 8'5" (3.57m x 2.58m)
Fitted with a range of wall and base units with complementary laminate work surfaces incorporating a 1.5 bowl stainless steel sink and drainer. An integrated electric oven with gas hob and stainless steel splashback with extractor hood over. Space for a large fridge freezer, plumbing for an under counter dishwasher and washing machine, tiled splashbacks, a double central heating radiator, vinyl flooring and a rear facing UPVC double glazed window.

BEDROOM FOUR/DINING ROOM
11'1" x 9'0" (3.39m x 2.75m)
A side facing UPVC double glazed window, central heating radiator and sliding patio doors leading into the conservatory.

CONSERVATORY
9'8" x 8'0" (2.95m x 2.44m)
Surrounding by UPVC double glazing, laminate flooring and a UPVC double glazed door providing access to the rear garden.

FIRST FLOOR LANDING
Access to three bedrooms and the house shower room. A useful storage cupboard housing the central heating boiler, along with loft access.

BEDROOM ONE
10'0" x 12'9" (3.05m x 3.90m)
A double bedroom with front facing UPVC double glazed window, carpeted flooring, central heating radiator and a door leading through to the en suite bathroom.

EN SUITE BATHROOM/W.C.
8'11" x 4'11" (2.73m x 1.52m)
Fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and low flush w.c. Vinyl flooring, tiling to the walls, a shaver point and a front facing UPVC double glazed obscured window.

BEDROOM TWO
11'0" x 8'9" (3.37m x 2.68m)
Rear facing UPVC double glazed window and central heating radiator.

BEDROOM THREE
11'8" x 8'4" (3.57m x 2.55m)
Rear facing UPVC double glazed window, central heating radiator and carpeted flooring.

SHOWER ROOM/W.C.
6'7" x 6'11" (2.02m x 2.13m)
Comprising a low flush w.c., pedestal wash hand basin, heated towel rail, and a wall mounted electric shower unit. Fully tiled, with an extractor fan and a front facing UPVC double glazed frosted window.

OUTSIDE
To the front of the property is a low maintenance garden, with a driveway providing access down the side of the property to a detached single garage. To the rear is an enclosed, low maintenance garden with a paved patio seating area, a range of mature shrubs and trees and fenced boundary enclosures.

COUNCIL TAX BAND
The council tax band for this property is C.

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.

LANDLORDS/INVESTORS PLEASE NOTE
Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.