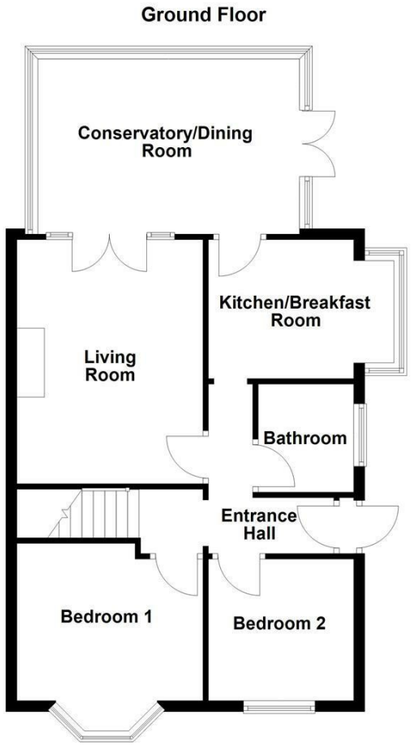
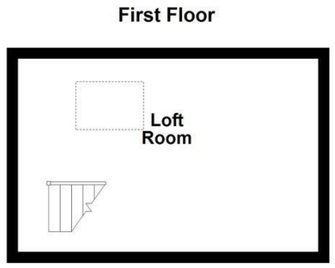


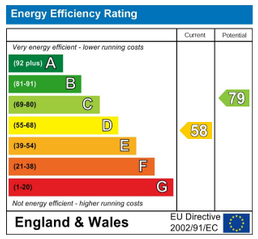


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Woolgreaves Drive, Sandal, Wakefield, WF2 6DP

For Sale Freehold Offers Over £290,000

Situated on the sought after Woolgreaves Drive is this superbly presented two bedroom semi detached bungalow, offering well proportioned accommodation, modern fittings throughout and an enclosed rear garden.

The accommodation briefly comprises an entrance hall providing access to two good sized bedrooms, a loft room, a modern bathroom, a spacious living room and a kitchen breakfast room. Both the kitchen and living room lead through to a conservatory/dining room, which opens onto the rear garden, creating a versatile additional living space. Externally, the front of the property is primarily block paved, providing off road parking for two to three vehicles and is enclosed by fencing with iron double gates. The driveway extends to a detached garage at the rear, benefitting from power, lighting and timber doors. The rear garden is mainly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining, and is fully enclosed by a combination of walling and timber fencing, making it suitable for both pets and children.

The property is ideally located for a range of buyers, particularly those looking to downsize to single level living whilst remaining close to local amenities. Shops, schools and transport links are within walking distance, with regular bus routes nearby and Sandal & Agbrigg train station within close proximity. Wakefield Westgate also provides links to Leeds, Manchester and London, while the M1 and M62 motorway networks are easily accessible. The area is well known for its nearby green spaces including Sandal Castle, Newmillerdam and Pugneys Country Park, offering excellent opportunities for outdoor leisure.

Only a full internal inspection will fully appreciate the space and quality this home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
7'5" x 10'0" (2.27m x 3.06m)

Accessed via a frosted UPVC double glazed door into a draft lobby, with a further timber framed glazed door leading into the main entrance hall. Featuring coving to the ceiling, central heating radiator, staircase to the loft room and doors leading to bedroom one, bedroom two, living room, kitchen breakfast room and bathroom.

BEDROOM ONE
11'1" x 11'8" (3.4m x 3.56m)

UPVC double glazed bay window to the front, range of fitted wardrobes, central heating radiator and coving to the ceiling.



BEDROOM TWO
8'8" x 8'4" (2.65m x 2.55m)

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BATHROOM/W.C.
5'6" x 6'1" (1.7m x 1.87m)

Fitted with a concealed low flush WC, wash basin set within a storage unit with mixer tap and a panel bath with electric shower over and glass screen, complemented by wet wall panelling, chrome style heated towel rail, extractor fan and frosted UPVC double glazed window to the side.

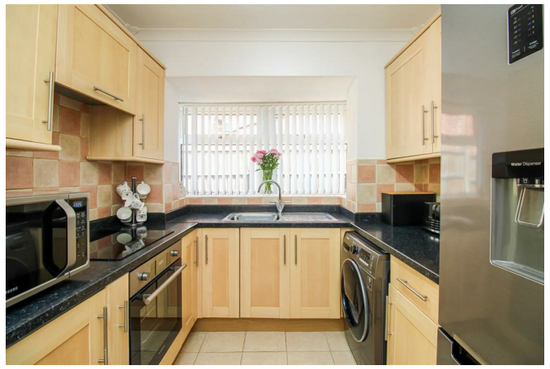


LIVING ROOM
14'6" x 11'0" (4.43m x 3.36m)

Coving to the ceiling, central heating radiator and a gas fireplace with limestone hearth and surround. Double doors lead through to the conservatory/dining room.

KITCHEN BREAKFAST ROOM
10'4" x 8'0" (3.16m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring induction hob with extractor above and integrated oven. Space and plumbing for a washing machine and space for a fridge freezer. UPVC double glazed box window to the side and stable style door leading through to the conservatory/dining room.



CONSERVATORY/DINING ROOM
15'3" x 10'5" (4.65m x 3.18m)

Surrounded by UPVC double glazed windows with French doors leading out to the rear garden and central heating radiator.



LOFT ROOM
17'7" x 11'3" (5.36m x 3.45m)

Skylight window, central heating radiator, exposed beams to the ceiling and a range of fitted storage, along with access to the eaves.



OUTSIDE

To the front, the property benefits from a low maintenance block paved driveway providing off road parking for two to three vehicles, enclosed by timber fencing. A further set of iron double gates leads to the side of the property, providing access to a single detached garage with power, lighting and timber double doors. The rear garden is tiered, with a lower lawned section and an upper paved patio area, ideal for outdoor dining and entertaining, all fully enclosed by timber fencing.



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.