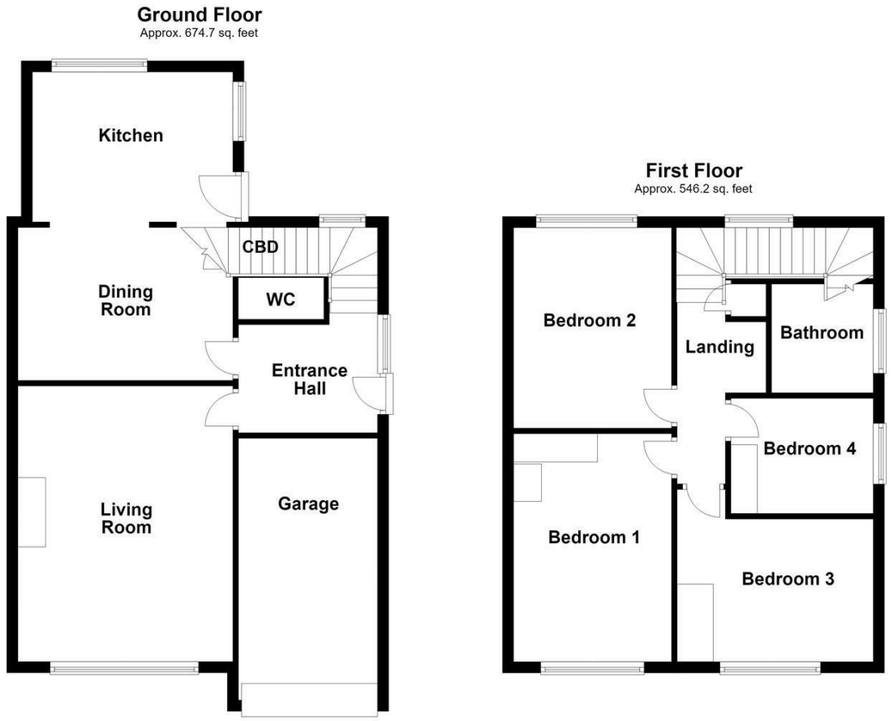


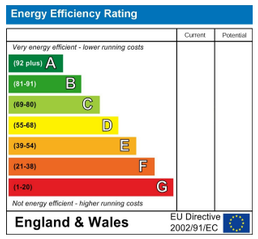
Total area: approx. 1220.9 sq. feet

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

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HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844



6 Sandal Cliff, Sandal, Wakefield, WF2 6AU

For Sale Freehold £275,000

A fantastic opportunity to purchase this spacious four bedroom semi detached family home, situated in the highly sought after area of Sandal. Offering generous accommodation throughout, the property benefits from ample off road parking, an integral garage, attractive gardens and excellent access to local amenities and transport links.

The property is approached via a block paved driveway providing off road parking and leading to the integral single garage, together with an attractive lawned front garden. A block paved pathway leads to the side entrance door and into the welcoming entrance hall. The ground floor accommodation comprises a spacious living room featuring an attractive marble fireplace, a separate dining room and an extended fitted kitchen. A feature archway links the dining room to the kitchen, creating a practical and sociable layout, whilst a useful understairs storage cupboard and downstairs WC complete the ground floor. To the first floor, the landing provides access to four well proportioned bedrooms, a three piece family bathroom and a useful airing cupboard. Bedrooms one, three and four all benefit from fitted wardrobes. Externally, the enclosed rear garden features a paved patio area ideal for al fresco dining, overlooking an attractive lawn with a pathway leading to a further paved seating area. A timber shed and greenhouse provide useful storage, whilst timber fencing encloses the garden. Further benefits include sensor operated external lighting to the front, side and rear, together with an outside water supply.

The property is conveniently positioned within walking distance of local amenities and well regarded schools, whilst Newmillerdam Country Park is also within easy reach. Regular bus services provide access to Wakefield city centre and the M1 motorway network is only a short drive away, making the property particularly convenient for commuters.

Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate all that this spacious family home has to offer.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance door leading into the entrance hall, with two frosted UPVC double glazed side panel windows. Coving to the ceiling, central heating radiator with decorative cover and staircase providing access to the first floor landing. Three doors provide access to the downstairs W.C., dining room and living room.

W.C.
2'5" x 5'2" (0.76m x 1.58m)
Fitted with a pedestal wash basin with separate taps and low flush W.C. Half tiled walls, coving to the ceiling, extractor fan and inset spotlights to the ceiling.

LIVING ROOM
12'8" x 16'6" (3.88m x 5.04m)
Coving to the ceiling, two wall lights, UPVC double glazed window overlooking the front aspect and central heating radiator. Feature gas fire set on a marble hearth with matching marble interior and decorative marble surround.



DINING ROOM
12'8" x 9'0" (3.87m x 2.75m)
Coving to the ceiling and central heating radiator. Door providing access to a useful understairs storage cupboard and two feature archways leading through into the extended kitchen.

KITCHEN
8'11" x 11'11" (2.73m x 3.65m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, integrated oven and grill, four ring gas hob with extractor hood above, integrated fridge and separate integrated freezer below. Two UPVC double glazed windows provide a dual aspect over the rear and side elevations. Wall mounted electric heater, downlights incorporated into the wall cupboards and UPVC double glazed side entrance door providing access to the rear garden.



FIRST FLOOR LANDING
Two frosted UPVC double glazed windows overlooking the rear elevation, double handrail to the staircase and central heating radiator. Six doors provide access to four bedrooms, the house bathroom and an airing cupboard with fixed shelving.

BEDROOM ONE
13'4" x 9'6" (4.08m x 2.92m)
Fitted wardrobes positioned in the corner, coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator. Further fitted drawer storage.



BEDROOM TWO
9'5" x 12'2" (2.88m x 3.73m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
11'6" x 10'4" (3.52m x 3.15m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe positioned in the corner and coving to the ceiling.



BEDROOM FOUR
8'3" x 7'1" (2.53m x 2.16m)
UPVC double glazed window overlooking the side elevation, central heating radiator and fitted double wardrobe. Loft access.

BATHROOM/W.C.
5'5" x 6'7" (1.66m x 2.01m)
Fitted with a panelled bath with mixer tap and separate mixer shower over with shower curtain, pedestal wash basin with mixer tap and low flush W.C. Fully tiled walls, central heating radiator and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE
To the front is a block paved driveway providing ample off road parking and leading to the integral single garage (4.89m x 2.46m) which benefits from power and lighting and also houses the property's regular boiler. An attractive lawned garden with established planted borders completes the frontage. The rear garden incorporates an L-shaped paved patio area wrapping around the kitchen extension, providing an ideal space for outdoor dining and entertaining. There is an external water connection beneath the kitchen window, together with a small timber cupboard door providing access to an external understairs storage area. Beyond the patio is an attractive lawned garden with planted borders and a paved pathway leading towards a timber garden shed. There is also a further paved seating area and greenhouse. The garden is fully enclosed by timber fencing and also benefits from exterior lighting and sensor lighting. A timber gate provides access along a block paved pathway towards the front of the property.



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.