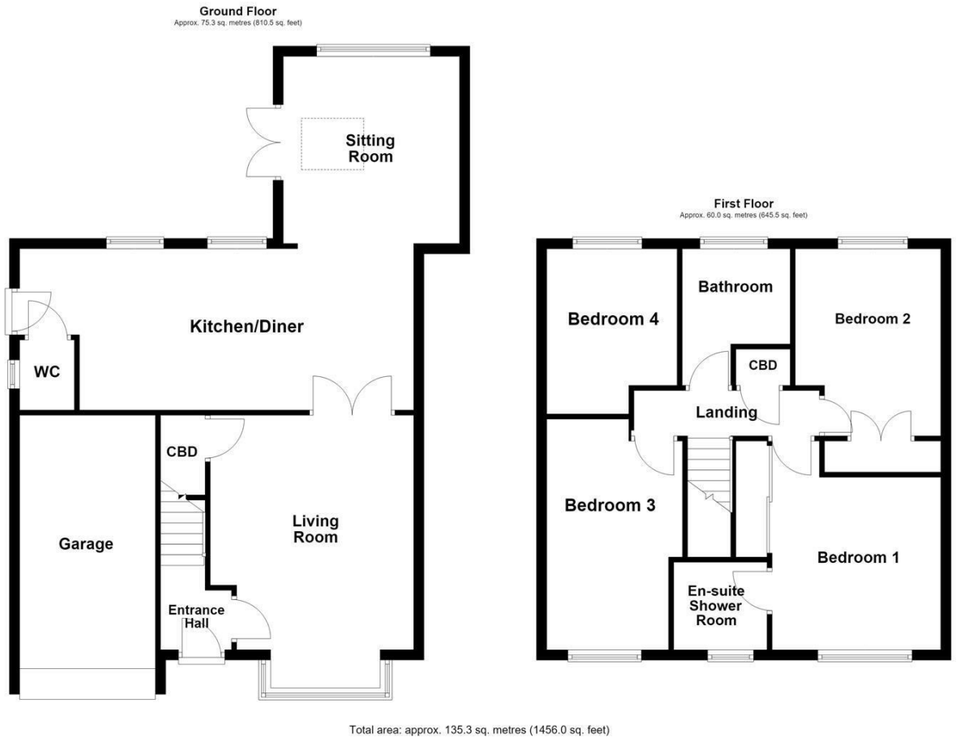


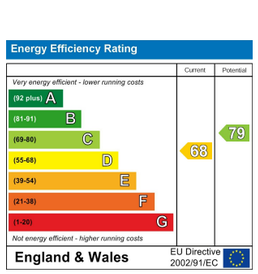
Total area: approx. 135.3 sq. metres (1456.0 sq. feet)

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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3 Helmsley Road, Sandal, Wakefield, WF2 6QU

For Sale Freehold £525,000

A fantastic opportunity to purchase this superbly presented four bedroom detached family home, situated within the highly sought after area of Sandal. Offering spacious and well proportioned accommodation throughout, the property boasts four double bedrooms, generous reception space, a modern kitchen diner, ample off road parking, an integral garage and a beautifully landscaped rear garden.

The accommodation begins with a welcoming entrance hall featuring tiled flooring, with a solid wood door opening into the spacious living room. This impressive reception space features a walk-in bay window and attractive feature fireplace, together with access to a useful understairs storage cupboard. Double wooden French doors with glazed inserts lead through to the modern kitchen diner, which is fitted with a range of contemporary units and integrated appliances. From the kitchen diner there is access to a downstairs WC, whilst a feature archway opens into the extended sitting room. This superb additional reception space features a vaulted ceiling with inset spotlights and French doors opening directly onto the landscaped rear garden, creating an excellent space for modern family living and entertaining. To the first floor, the landing provides access to four generous double bedrooms and a modern three piece family bathroom, together with useful built in storage. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors and its own en suite shower room, whilst bedrooms two and three also feature fitted wardrobes.
Externally, a double resin driveway provides ample off road parking and leads to the integral garage, with an attractive lawned garden to the front. To the rear is a beautifully landscaped garden featuring a generous L-shaped Indian stone patio with mosaic tiled feature wall, together with a substantial lawn and established planted borders, creating an ideal space for outdoor dining and entertaining.

Sandal is a highly regarded residential location, conveniently positioned for a range of local shops, amenities and well regarded schools. The property is also within easy reach of Newmillerdam Country Park, whilst excellent access to the M1 motorway network makes it particularly convenient for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the quality, generous accommodation and superb outside space this impressive family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Karndean flooring, central heating radiator, staircase providing access to the first floor landing, coving to the ceiling and door leading into the living room.

LIVING ROOM
14'11" x 12'11" (4.57m x 3.95m)
Coving to the ceiling, walk-in bay window with UPVC double glazing overlooking the front aspect and two central heating radiators. Feature electric fire set on a marble hearth with matching marble interior and decorative surround. Doors provide access to the understairs storage cupboard and the modern kitchen diner.



KITCHEN/DINER
10'6" x 25'3" (3.21m x 7.70m)
Fitted with a range of high gloss wall and base units with Silestone work surfaces over, matching Silestone upstands and Silestone window sills. Two UPVC double glazed windows overlook the rear garden, together with a UPVC double glazed side entrance door. Contemporary wall mounted radiator, inset spotlights to the ceiling, integrated twin oven and grill, five ring induction hob with extractor hood above, sink and drainer with drainer recessed into the work surface and chrome swan neck mixer tap. Integrated full size fridge, separate integrated full size freezer, integrated bins, integrated washing machine and integrated full size dishwasher. Plinth lighting, Karndean flooring, feature archway leading into the sitting room and timber door providing access to the downstairs W.C.



W.C.
4'7" x 3'5" (1.41m x 1.05m)
Low flush W.C., wall mounted wash basin with chrome mixer tap and tiled splashback, coving to the ceiling and frosted UPVC double glazed window to the side aspect.

SITTING ROOM
12'0" x 11'3" (3.66m x 3.44m)
Pitched sloping ceiling with inset spotlights, timber framed double glazed Velux style roof window with built-in blind, UPVC double glazed French doors opening onto the rear patio and a further UPVC double glazed window overlooking the rear aspect. Central heating radiator and Karndean flooring.



FIRST FLOOR LANDING
Coving to the ceiling, central heating radiator and doors providing access to four bedrooms, the modern house bathroom and a large storage cupboard with fixed shelving. Solid wood internal doors with chrome handles feature throughout the property.

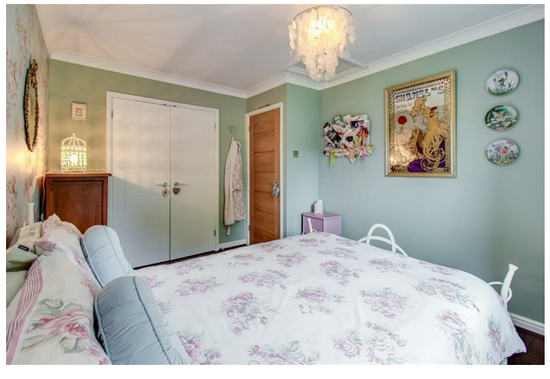
BEDROOM ONE
10'9" x 14'0" (3.30m x 4.28m)
Karndean flooring, UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Large fitted wardrobe with mirrored sliding doors and solid wood door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'2" x 5'6" (1.59m x 1.70m)
Fitted with a modern three piece suite comprising low flush W.C. with concealed cistern, curved corner shower enclosure with glazed door, mixer shower with rainfall shower head and separate shower attachment, and wall mounted wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Vanity mirror, fully tiled walls, frosted UPVC double glazed window overlooking the front elevation, inset spotlights to the ceiling, extractor fan and dark grey ladder style radiator.



BEDROOM TWO
11'11" x 9'4" (3.64m x 2.85m)
Coving to the ceiling, loft access, UPVC double glazed window overlooking the rear elevation, central heating radiator and built-in double wardrobe with double doors and chrome handles. Laminate flooring.



BEDROOM THREE
13'10" x 8'5" (4.22m x 2.57m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with sliding doors and Karndean flooring.

BEDROOM FOUR
8'5" x 10'7" (2.58m x 3.23m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

BATHROOM/W.C.
6'9" x 8'7" (2.06m x 2.63m)
Fitted with a three piece suite comprising low flush W.C., wall mounted wash basin with chrome mixer tap and curved corner shower enclosure with electric shower. Fully tiled walls, laminate tiled flooring, chrome ladder style radiator, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



INTEGRAL GARAGE
7'11" x 17'1" (2.43m x 5.22m)
Manual up and over door, power and lighting. The combination boiler is also housed within the garage.

OUTSIDE
To the front of the property is a double resin driveway providing ample off road parking, with block paved edging and an attractive lawned garden to the side. There is also an electric vehicle charging point and access to the integral single garage. An Indian stone paved pathway runs down the side of the property through a timber gate, with low maintenance slate edging, and opens onto a large Indian stone paved patio area ideal for outdoor dining and entertaining. A feature mosaic tiled wall with marble top runs around the sitting room elevation, with steps leading up to an attractive lawned garden with manicured planted borders.The rear garden is fully enclosed by timber fencing and also benefits from an external water connection and two chrome up-and-down exterior wall lights to the side.



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.