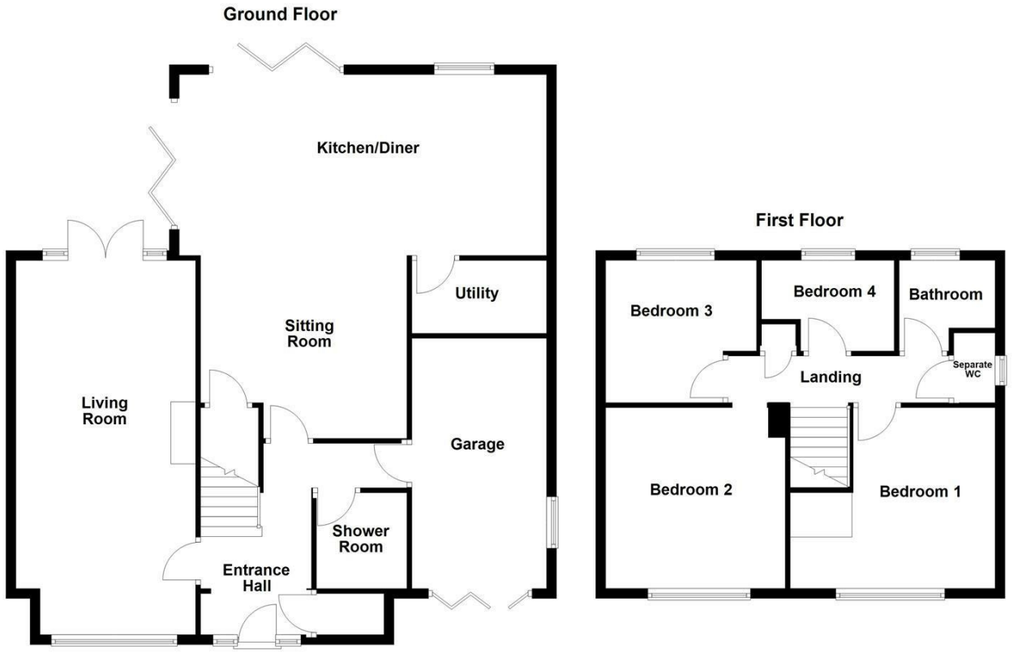
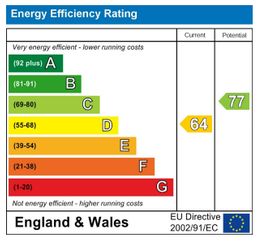


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

12 Rosedale Avenue, Sandal, Wakefield, WF2 6EP

For Sale Freehold £575,000

Nestled in a pleasant cul-de-sac location in the highly desirable area of Sandal is this superbly presented and extended four bedroom detached family home, fully renovated throughout featuring a stunning open plan kitchen/dining/sitting room, driveway with garage and a beautifully maintained enclosed rear garden.

Internally, the property briefly comprises an inviting entrance hall, a spacious living room, a modern ground floor shower room, the impressive open plan kitchen/dining/sitting room, and a separate utility room. To the first floor, a central landing provides access to four well proportioned bedrooms, a stylish house bathroom, and a separate w.c. Externally, the front of the property offers a neatly lawned garden alongside a driveway providing off street parking for two vehicles, leading to the attached single garage. To the rear, the attractive enclosed garden is laid mainly to lawn and features paved patio areas, ideal for outdoor dining and relaxation.

Conveniently located, the property is within easy reach of a wide range of local amenities including shops, well regarded schools, bus routes, and the Asda Superstore. Excellent transport links are available via the nearby motorway network, making this an ideal location for commuters. Pugneys Country Park and Newmillerdam are also close by, offering scenic walks and outdoor leisure opportunities.

A full internal inspection is essential to truly appreciate the quality and space this outstanding home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, underfloor heating, spotlights, anthracite column radiator, stairs to the first floor landing, doors to the shower room, living room, cloakroom cupboard and sitting room.

LIVING ROOM
25'9" x 11'10" (max) x 9'11" (min) (7.85m x 3.63m (max) x 3.04m (min))
UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear garden, anthracite column radiator, decorative fireplace with tiled hearth and wooden mantle.

SHOWER ROOM/W.C.
6'2" x 5'11" (1.9m x 1.82m)
Concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower and shower screen. Spotlights, extractor fan and chrome ladder style radiator.

SITTING ROOM
12'8" x 11'4" (max) x 9'4" (min) (3.88m x 3.47m (max) x 2.85m (min))
An opening through to the kitchen/diner, underfloor heating, spotlights and an understairs storage cupboard.

KITCHEN/DINER
23'11" x 11'11" (7.3m x 3.65m)
Range of modern shaker style wall and base units with luxury laminate work surface over, 1 1/2 sink and drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated double oven with five ring induction hob and extractor hood. Door to the utility room, spotlights, vaulted ceiling, underfloor heating, UPVC double glazed window and two sets of bi-folding doors to the rear garden.

UTILITY ROOM
8'11" x 4'10" (2.72m x 1.48m)
Range of modern shaker style wall and base units with luxury laminate work surface over, spotlights, plumbing for a washing machine and dryer.

FIRST FLOOR LANDING
Loft access, fitted storage cupboard and doors to four bedrooms, bathroom and separate w.c.

BEDROOM ONE
10'10" x 12'9" (max) x 9'6" (min) (3.31m x 3.9m (max) x 2.91m (min))
UPVC double glazed window to the front and central heating radiator.

BEDROOM TWO
12'0" x 10'9" (3.68m x 3.28m)
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes.

BEDROOM THREE
9'8" x 10'0" (max) x 7'8" (min) (2.95m x 3.06m (max) x 2.36m (min))
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
6'7" x 8'7" (max) x 6'6" (min) (2.03m x 2.63m (max) x 2.0m (min))
UPVC double glazed window to the rear.

BATHROOM
5'10" x 6'6" (max) x 5'2" (min) (1.8m x 2.0m (max) x 1.6m (min))
Ceramic wash basin with mixer tap, bath with electric shower head attachment and shower screen. UPVC double glazed frosted window to the rear and spotlights.

W.C.
2'8" x 4'7" (0.83m x 1.42m)
UPVC double glazed frosted window to the side and concealed cistern low flush w.c.

OUTSIDE
To the front is a lawned garden and driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is an attractive rear garden, predominantly laid to lawn with paved and stone paved patio areas, perfect for outdoor dining and entertaining with planted features and fully enclosed by timber fencing.

GARAGE
9'0" x 17'4" (2.75m x 5.3m)
Timber bi-folding door, access door from the entrance hall, UPVC double glazed window to the side, power and light.

PLANNING PERMISSION
The property has been granted planning permission for a two storey side extension. Further details can be found on the planning portal ref: 21/02437/FUL

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.