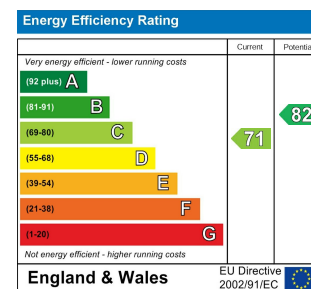
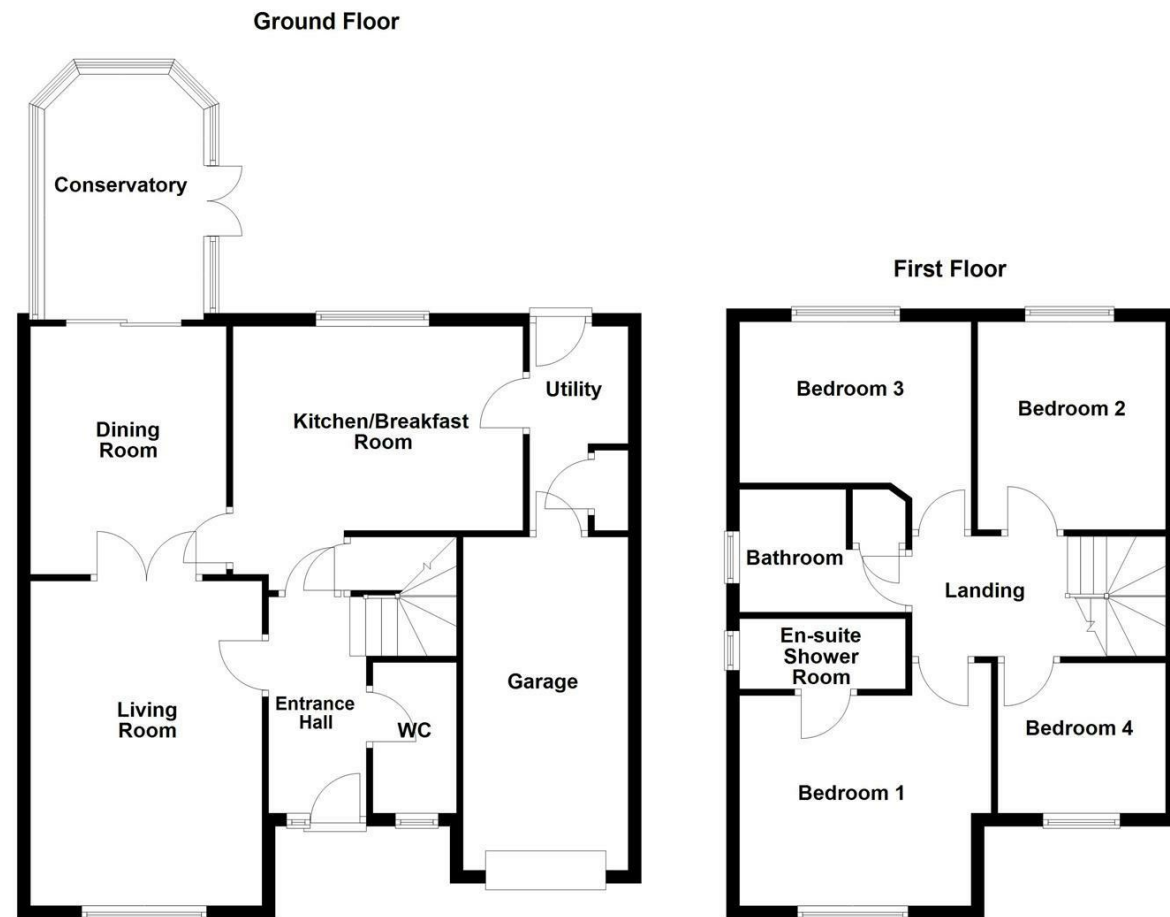




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



7 Howcroft Gardens, Sandal, Wakefield, WF2 6TW

For Sale Freehold £510,000

An executive four bedroom detached family home, superbly presented throughout and boasting two reception rooms plus a conservatory to the rear, superb contemporary kitchen, modern en suite facilities to the main bedroom, off street parking, integral garage and an enviably private garden.

The property is accessed to the front via an entrance hall leading to the downstairs w.c., kitchen breakfast room, separate utility room, access to the integral garage, dining room, conservatory and living room. The first floor landing leads to four bedrooms (principal bedroom with en suite shower room) and the house bathroom.

The property is situated in the highly regarded area of Sandal, Wakefield, making it particularly well suited to growing families. A range of local shops and well regarded schools are within walking distance, with a wider selection of amenities available in Wakefield city centre. The area is well served by local bus routes, while Sandal and Agbrigg train station provides convenient rail links. Wakefield also benefits from two additional train stations offering connections to major cities including Leeds, Manchester and London. For those commuting further afield, the M1 motorway is only a short drive away.

Only a full internal inspection will fully reveal all that this fantastic home has to offer. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

10'11" x 4'11" [3.35m x 1.50m]
Composite front entrance door with frosted glazed panel, coving to the ceiling, dado rail, central heating radiator and stairs to the first floor landing. Doors leading to the living room, kitchen breakfast room and downstairs W.C.

W.C.

4'1" x 7'3" [1.25m x 2.23m]
Frosted UPVC double glazed window to the front, central heating radiator, low flush W.C. and pedestal wash basin with tiled splashback. Extractor fan and coving to the ceiling.

KITCHEN BREAKFAST ROOM

14'7" [max] x 13'4" [min] x 10'0" [4.47m [max] x 4.08m [min] x 3.07m]
Fitted with a range of wall and base units with work surface, stainless steel 1.5 sink and drainer with mixer tap, tiled splashback, five ring gas hob with extractor above, integrated double oven with warming tray, integrated microwave, wine cooler and dishwasher, along with space for an American style fridge freezer. Inset spotlights to the ceiling, central heating radiator and access to understairs storage cupboard. Doors leading to the utility and dining room.

UTILITY ROOM

10'2" [max] x 4'11" [min] x 2'11" [3.10m [max] x 1.52m [min] x 0.90m]
Central heating radiator, composite rear door with frosted glazed panel, door to the garage and access to a pantry storage cupboard. Fitted with wall and base units, work surface, stainless steel sink and drainer with mixer tap, tiled splashback and plumbing for a washing machine. Extractor fan.

GARAGE

8'7" x 16'9" [2.62m x 5.13m]
Vaulted ceiling, up and over door, power and lighting.

DINING ROOM

9'10" x 12'6" [3.02m x 3.82m]
Coving to the ceiling, central heating radiator, double doors to the living room and sliding doors to the conservatory.

CONSERVATORY

12'4" [max] x 8'0" [min] x 3'6" [3.78m [max] x 2.46m [min] x 1.08m]
Surrounded by UPVC double glazed windows with French doors leading to the rear garden.



LIVING ROOM

16'4" x 11'8" [5.00m x 3.57m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and gas fireplace with marble surround and hearth. Double doors to the dining room.



FIRST FLOOR LANDING

6'2" [max] x 13'5" [min] x 8'2" [1.88m [max] x 4.10m [min] x 2.50m]
Loft access with pull down ladder, coving to the ceiling, dado rail, central heating radiator and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE

11'8" [max] x 12'2" [min] x 10'10" [3.57m [max] x 3.73m [min] x 3.32m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes with vanity unit. Door to the en suite.



EN SUITE SHOWER ROOM/W.C.

3'2" x 7'10" [0.98m x 2.41m]
Frosted UPVC double glazed window to the side, chrome heated towel radiator, concealed system low flush W.C., wash basin set within vanity unit and shower cubicle with electric shower. Partial tiling and wet wall panelling, inset spotlights and extractor fan.



BEDROOM TWO

10'4" x 10'1" [3.15m x 3.08m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.



BEDROOM THREE

10'1" [max] x 10'4" [min] x 8'0" [3.08m [max] x 3.16m [min] x 2.45m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes.

BEDROOM FOUR

7'6" x 8'4" [2.30m x 2.55m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes with vanity unit.

HOUSE BATHROOM/W.C.

7'10" [max] x 6'2" [min] x 3'6" [2.41m [max] x 1.90m [min] x 1.09m]
Frosted UPVC double glazed window to the side, central heating radiator, concealed system low flush W.C., wash basin set within vanity unit and panelled bath with mains fed shower and glass screen. Fully tiled with inset spotlights, extractor fan and LED mirror. Storage cupboard housing the hot water tank.



OUTSIDE

To the front, there is a lawned garden with mature trees and shrubs, along with a tarmac driveway providing off road parking for two vehicles leading to the attached garage. To the rear, the garden is mainly laid to lawn with mature planting and a pond water feature, along with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.



COUNCIL TAX BAND

The council tax band for this property is F.

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.