



WAKEFIELD  
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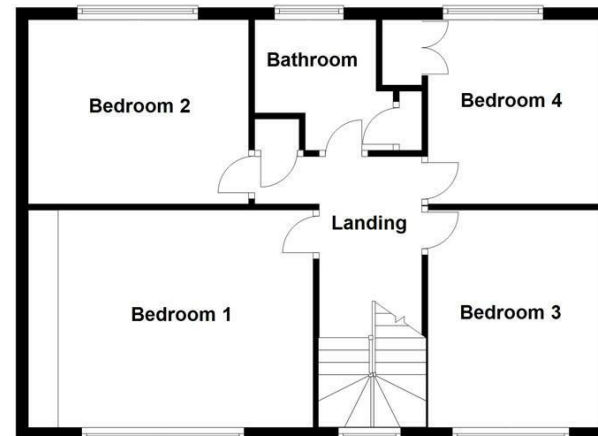
NORMANTON  
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01977 798 844

Ground Floor



First Floor



## 2 Wingate Croft, Sandal, Wakefield, WF2 6HB

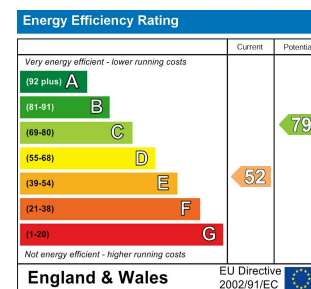
For Sale Freehold £460,000

Introducing to the market for the first time since it was built in 1970 and enjoying an enviable position within this sought after cul-de-sac location is this spacious four bedroom detached family home which is in need of modernisation with landscaped front and rear gardens, ample off road parking and UPVC double glazing.

The property briefly comprises of an entrance hall, lounge dining room with access to the rear of the property, kitchen, downstairs W.C. and a door to the integral garage to complete the ground floor. Up the stairs to the first floor there are doors off to four bedrooms, the house bathroom and an airing cupboard. Bedrooms one and four benefitting from fitted wardrobes. To the front of the property there is an attractive lawned area and a large paved driveway providing off road parking for up to three cars. To the rear of the property there is a larger than average, attractive lawned garden with planted trees, shrubs and bushes with a paved patio area, perfect for outdoor dining and entertaining purposes.

Sandal plays host to a range of amenities including shops and good schools with local bus routes nearby, having good access to Sandal/Agbrigg train station and Junction 39 of the M1 motorway ideal for the commuter wishing to work or travel further afield, in addition Asda superstore, Pugneys water park and Newmillerdam country park are a short drive away.

With potential to extend subject to consent, an early viewing comes highly recommended to fully appreciate the accommodation on offer.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Two frosted UPVC double glazed panel windows to the front, composite front entrance door. Coving to the ceiling, central heating radiator, stairs to first floor landing. Doors to the kitchen, downstairs W.C., garage, understairs storage cupboard and two doors to the lounge dining room.

### LOUNGE DINING ROOM

21'11" x 17'1" [max] x 10'6" [min] [6.70m x 5.22m [max] x 3.21m [min]]  
Two UPVC double glazed windows to the front and rear, three central heating radiators, UPVC double glazed door to the rear, coving to the ceiling. Living flame effect gas fire with marble hearth and decorative surround.



### KITCHEN

8'5" x 11'2" [2.59m x 3.41m]

UPVC double glazed side entrance door, UPVC double glazed

window to the rear. A range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and mixer tap, four ring gas hob with cooker hood over, breakfast bar, plumbing and drainage for washing machine, integrated oven and grill, space for a fridge and freezer under the counter.

### DOWNSTAIRS W.C.

5'1" x 2'4" [1.55m x 0.72m]

Frosted UPVC double glazed window to the side, coving to the ceiling. Low flush W.C., wall mounted wash basin.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access. Doors to four bedrooms, the house bathroom and a storage cupboard.

### BEDROOM ONE

11'9" x 11'0" [3.60m x 3.37m]

UPVC double glazed window to the front, fitted wardrobes and fitted dressing table with drawers, coving to the ceiling, central heating radiator.



### BEDROOM TWO

10'3" x 10'4" [3.14m x 3.16m]

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



### BEDROOM THREE

8'3" x 11'1" [2.52m x 3.38m]

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

### BEDROOM FOUR

8'3" x 10'3" [2.52m x 3.14m]

UPVC double glazed window to the rear, central heating radiator, fitted double wardrobe.

### BATHROOM

7'3" x 6'2" [2.21m x 1.89m]

Frosted UPVC double glazed window to the rear, half tiled walls, central heating radiator, door to airing cupboard. Comprising of a three piece suite with a panelled bath, pedestal wash basin, low flush W.C..



### INTEGRAL GARAGE

14'10" x 8'2" [4.54m x 2.51m]

Two frosted UPVC double glazed windows to the side, manual up and over door, power and light.

### OUTSIDE

To the front of the property is an attractive lawned front garden with planted borders and a paved driveway providing off road parking for three vehicles leading up to the integral single garage with a covered porch over the front door. To the side of the property is a paved pathway with planted borders leading into the rear garden. To the rear garden there is a paved patio area, perfect for outdoor

dining and entertaining purposes and a larger than average lawned garden with planted borders, trees and shrubs with a greenhouse at the top of the garden with a shed behind.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### PLEASE NOTE

The gas hob in the kitchen is disconnected from the gas and electricity supply.