



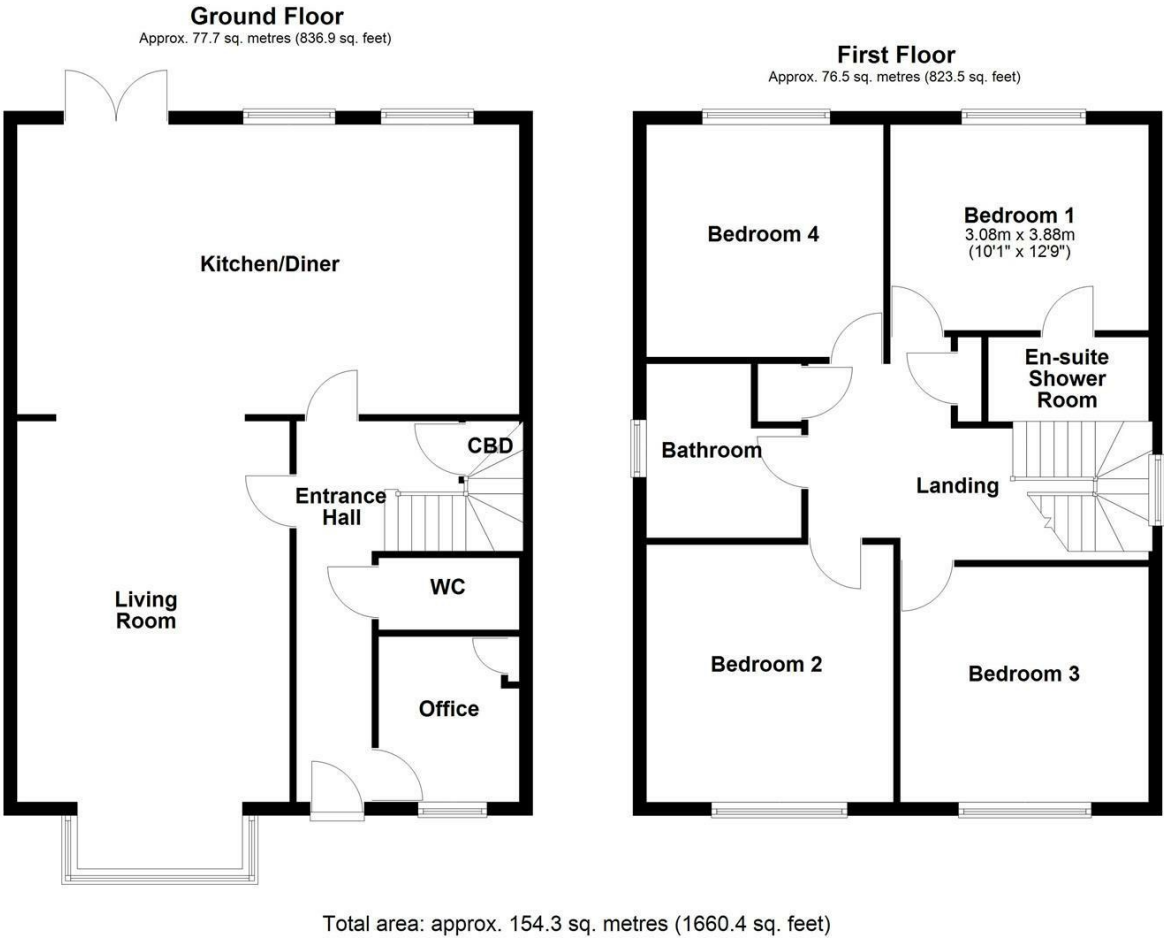
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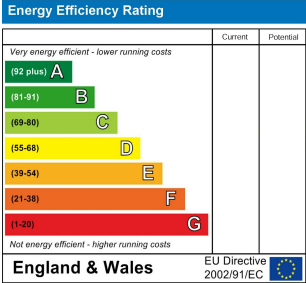


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 2b Newlyn Drive, Sandal, Wakefield, WF2 7DX

### For Sale Freehold £400,000

A fantastic opportunity to purchase this newly built, four bedroom detached, executive family home. Renovated to a high standard throughout and benefitting from solar panels, a ventilation system, an EV charging point and zone controlled heating, this property is certainly not one to be missed.

With entry through a composite front door, the ground floor comprises of the entrance hall, useful office, downstairs W.C., living room with a UPVC double glazed bay window to the front of the property and the open plan modern fitted kitchen dining room with French doors to the well maintained rear garden. Upstairs, to the first floor landing, there is access to four double bedrooms and the house bathroom. Bedroom one benefits from a contemporary en suite shower room. Outside, the front features a lawned garden with rockery border and steps to the entrance. A side tarmac driveway offers parking for two vehicles and leads to a detached garage [5.72m x 3.18m] with EV charger. Gated access to the rear reveals a decked patio, lawn, rockery border, and paved path, all enclosed by timber fencing.

This property would make an ideal purchase for a range of buyers looking to move to the Wakefield area. It is aptly placed for local amenities such as shops and schools and is also located close to transport links such as the M1 motorway link and both bus routes to and from Wakefield city centre as well as Sandal/Agbrigg train station.

Only a full internal inspection will truly show what is on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door into the entrance hall. Central heating radiator, spotlights, stairs with glass balustrade to the first floor landing. Doors to the office, living room, downstairs W.C., understairs storage cupboard and the open plan kitchen dining room.

##### OFFICE

6'10" x 8'1" [2.10m x 2.47m]  
UPVC double glazed window to the front, central heating radiator, door into a cupboard.

##### DOWNSTAIRS W.C.

6'1" x 3'5" [2.12m x 1.06m]  
Half tiled walls, low flush W.C., wash basin with chrome mixer tap built into a vanity cupboard. Ladder style radiator, spotlights.



##### KITCHEN DINER

14'4" x 24'9" [4.38m x 7.56m]  
Two UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, opening to the living room, two central heating radiators, spotlights. A range of modern wall and base units with quartz worksurface above, 1 1/2 sink and drainer with mixer tap and Swann neck and drainer built into the worksurface, central island with quartz worksurface and breakfast bar, induction hob, chrome extractor hood over. Integrated oven and grill, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher.

##### LIVING ROOM

13'0" x 22'2" [max] x 18'6" [min] [3.97m x 6.76m [max] x 5.66m [min] ]  
UPVC double glazed walk in bay window to the front, central heating radiator.



##### FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side, ventilation extractor to the ceiling, loft access, central heating radiator. Doors to four bedrooms, the house bathroom and two storage cupboards.

##### BEDROOM ONE

10'2" x 12'7" [3.11m x 3.85m]  
UPVC double glazed window to the rear, central heating radiator, door to the en suite shower room.



##### EN SUITE SHOWER ROOM

3'10" x 7'7" [1.18m x 2.33m]  
Tiled floor and walls, spotlights, extractor fan, ladder style radiator. Comprising of a three piece suite with a low flush W.C., wash basin with mixer tap in black and vanity unit below, larger than average shower cubicle with a glass sliding door and electric shower over.

##### BEDROOM TWO

12'11" x 12'6" [3.96m x 3.82m]  
UPVC double glazed window to the front, central heating radiator.



##### BEDROOM THREE

11'10" x 11'9" [3.62m x 3.60m]  
UPVC double glazed window to the front, central heating radiator.

##### BEDROOM FOUR

11'3" x 11'9" [3.45m x 3.59m]  
UPVC double glazed window to the rear, central heating radiator.

##### HOUSE BATHROOM

7'9" x 8'3" [2.38m x 2.54m]  
Frosted UPVC double glazed window to the side, central heating radiator, tiled walls and floor, spotlights, extractor fan. Comprising of a four piece suite with a panel bath with mixer tap, low flush W.C., wash basin with mixer tap and built into a vanity unit, corner shower cubicle with glass sliding door to the front, mixer shower and rain shower head attachment.



#### OUTSIDE

To the front of the property there is an attractive lawned front garden steps leading up to the front entrance door. Running down the side of the property is a tarmacadam driveway providing off road parking for two vehicles and leading to a single detached garage with an EV charging point. To the rear, the property leads to a timber decked patio area, perfect for outdoor dining and entertaining purposes, a lawned garden, low maintenance rock edges to the left and a paved pathway leading down the side of the property. To the side of the property is a generously sized lawned area with mature trees and a brick built wall.



#### COUNCIL TAX BAND

The council tax band for this property is TBC.

#### 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.

#### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.