



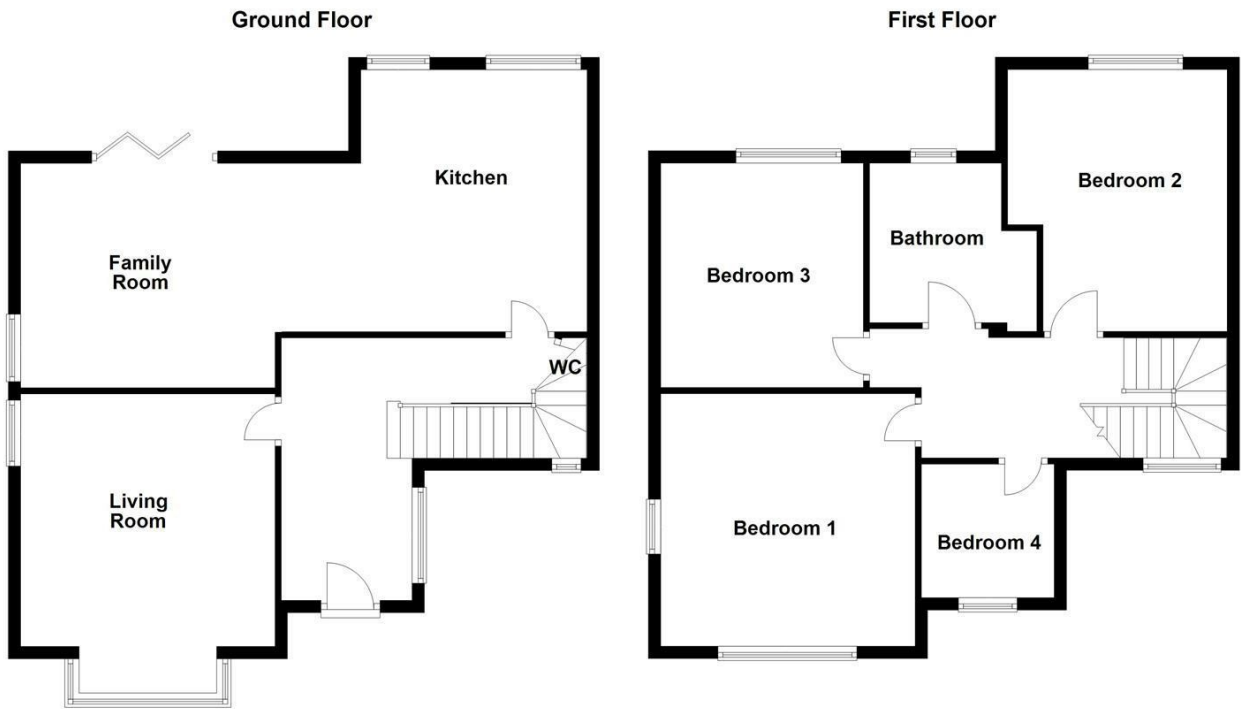
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

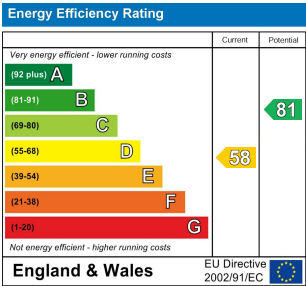


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 25 Woodthorpe Lane, Sandal, Wakefield, WF2 6JG

### For Sale Freehold Offers In The Region Of £550,000

Modernised and refurbished to an excellent standard, a deceptively spacious four bedroomed family home skilfully combining period character features with modern additions.

With a gas fired central heating system, this comfortable family home is approached via a welcoming L-shaped reception hall that has a guest cloakroom off to the side. The main living room is of fine proportions with a square bay window to the front and an additional window to the side, as well as a feature fireplace. Spanning the rear of the house is a fantastic living dining kitchen with a good range of contemporary units with granite work surfaces to the kitchen area, flowing through into a living and dining area that has bi-fold doors out to the back garden. To the first floor there are three well proportioned double bedrooms, plus a further fourth single bedroom all served by a house bathroom that has been re-fitted to an excellent standard with a stylish four piece suite. Outside, the property has a neat garden to the front, together with ample driveway parking, whilst round to the rear there is a much larger garden laid predominantly to lawn with mature beds and borders, a brick built outhouse and a single garage sized workshop.

The property is situated in this highly sought after location in the heart of Sandal, within very easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which has its own mainline railway station and ready access to the national motorway network.





ACCOMMODATION

RECEPTION HALL

Panelled wooden front entrance door, sash windows to the side, old school style radiator and turned staircase to the first floor.

GUEST W.C.

6'6" x 2'7" [max] [2.0m x 0.8m [max]]

Fitted with a modern white and chrome cloakroom suite comprising low suite w.c. and corner wash basin. Window to the front.

LIVING ROOM

13'5" x 13'5" [4.1m x 4.1m]

Square bay window to the front with church pew style window seat, an additional window to the side, two vertical old school style radiators and a feature fireplace with a marbled surround and hearth with cast and painted inner housing a living flame coal effect gas fire.



DINING KITCHEN

14'1" x 11'1" [4.3m x 3.4m]

Fitted to a fantastic standard with a lovely range of contemporary style wall and base units with granite worktops and matching upstands incorporating a belfast style sink unit with mixer tap. Provision for a Range style cooker with extractor fan over, integrated full height fridge and separate freezer. Integrated dishwasher, integrated

washing machine and integrated tumble dryer. Two large windows taking full advantage of the views over the back garden. Open through to the adjoining living dining area.

LIVING DINING AREA

19'8" x 11'9" [6.0m x 3.6m]

Window to the side and tall bi-folding doors out to the patio and back garden beyond. Old school style vertical central heating radiator, provision for a wall mounted television and a lovely feature fireplace housing a cast iron wooden burning stove.



FIRST FLOOR LANDING

Loft access point and sash window to the front.

BEDROOM ONE

13'5" x 13'5" [4.1m x 4.1m]

Windows to both the front and side, picture rail and old school style radiator.



BEDROOM TWO

14'1" x 11'9" [max] [4.3m x 3.6m [max]]

Two sash windows to the rear, old school style radiator, picture rail, two sets of built in cupboards and feature former fireplace.



BEDROOM THREE

12'1" x 12'1" [3.7m x 3.7m]

Windows overlooking the back garden, old school style radiator and picture rail.



BEDROOM FOUR

6'10" x 6'10" [2.1m x 2.1m]

Window to the front and double central heating radiator.

FAMILY BATHROOM/W.C.

8'6" x 8'6" [max] [2.6m x 2.6m [max]]

Re-fitted to a stunning standard with a lovely four piece suite comprising double ended freestanding bath with telephone style shower attachment, separate shower cubicle with overhead rainfall shower and hand set, vanity wash basin with cupboards under and low suite w.c. Window overlooking the back garden, extractor fan and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has an attractive lawned garden with mature beds and borders, as well as a wide driveway providing ample off street parking. To the rear of the house there is a lovely enclosed garden with a stone paved patio sitting area immediately to the rear leading onto a well proportioned lawn, a single garage sized workshop, a brick built storage shed and a pleasant backdrop of mature beds and borders.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This is a well loved family home that has been renovated with love, care and attention to detail and it still has loads of potential. We have maintained lots of the original features throughout so it's a complimentary mix of old and new. Woodthorpe Lane is a very desirable street in Sandal with friendly neighbours who are a mix of family compositions. The houses on the street are very unique which gives extra curb appeal, we are often complimented on the style and location of our home. There are a number of local primary schools close by offering lots of choice for growing families, our children have loved Walton academy which is a popular choice! we are well placed in between Newmillerdam, Pugneys and Sandal Castle which are all in walking distance. We have loved living here, it is a great all round home."

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.