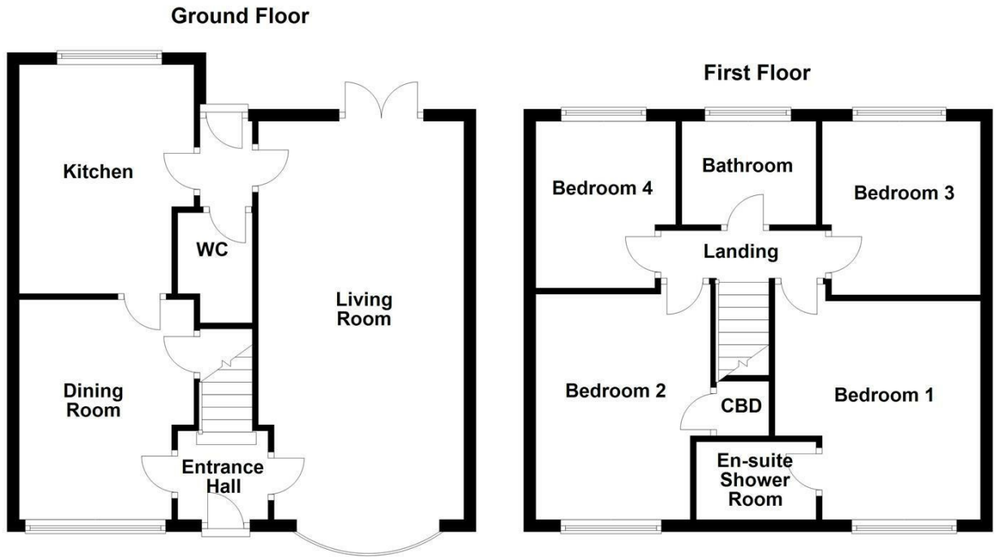
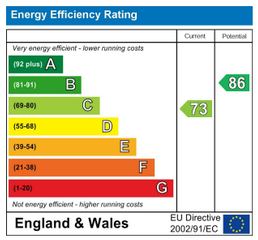



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 8 Finch Avenue, Sandal, Wakefield, WF2 6SE

## For Sale Freehold £465,000

Enjoying a cul-de-sac location is this four bedroom detached family home set in the sought after area of Sandal within close proximity to Newmillerdam country park. Boasting four good size bedrooms, two reception rooms, modern kitchen and detached double garage.

The accommodation, which benefits from part underfloor heating, fully comprises entrance hall, downstairs w.c., living room with French doors into the rear garden, dining room, kitchen, rear porch, first floor landing, four bedrooms, the main bedroom with stunning en suite shower room in addition to the modern house bathroom/w.c. Outside there is a block paved driveway to the front providing parking and an attractive lawn. The driveway continues to the side leading to the detached double garage, whilst to the rear there is a South facing lawned garden with Indian stone paved patio area.

Within walking distance to the local amenities and schools in Sandal. Newmillerdam country park is approximately a five minute drive away. Local bus routes travel to and from Wakefield city centre. The M1 motorway is only a short driveway ideal for the commuter looking to travel further afield and only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes recommended.

## ACCOMMODATION

### ENTRANCE HALL
Composite front entrance door, staircase with hand rail leading to the first floor landing, doors to the living room and dining room.

### LIVING ROOM
21'7" x 11'1" max x 10'4" min (6.60m x 3.38m max x 3.15m min)
Coving to the ceiling, UPVC double glazed bow window to the front, two central heating radiators, UPVC double glazed French doors leading to the landscaped rear garden, door into the rear porch.

### REAR PORCH
Composite door leading into the rear garden, doors leading to the w.c. and kitchen. Fully tiled floor with electric underfloor heating.

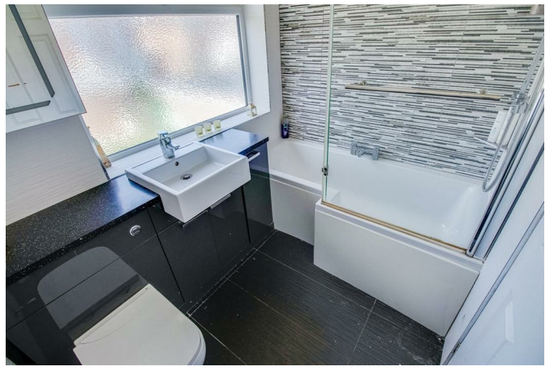
### W.C.
5'6" x 3'10" (1.68m x 1.19m)
Two piece suite comprising low flush w.c. with concealed cistern, vanity units and work surface, wall hung wash basin with chrome mixer tap and vanity cupboard below, tiled walls and tiled floor. UPVC cladding with chrome strips to the ceiling, inset spotlights to the ceiling, extractor fan and electric underfloor heating.

### KITCHEN
9'6" x 12'6" (2.92m x 3.82m)
Wall and base units with granite work surfaces and upstands, integrated dishwasher, stainless steel sink unit with mixer tap, UPVC double glazed window to the rear, integrated oven and grill, integrated microwave oven, four ring Induction hob, granite splashback and cooker hood over. Down lights, tiled floor, contemporary radiator, inset spotlights to the ceiling, door leading through to the dining room, integrated fridge, integrated freezer, integrated washing machine, electric underfloor heating.

### DINING ROOM
11'11" x 9'8" max x 9'8" min (3.64m x 2.97m max x 2.97m min)
UPVC double glazed window to the front with built in wooden shutters, solid wooden floor, door to storage cupboard, coving to the ceiling, central heating radiator.

### FIRST FLOOR LANDING
Doors leading to the bedrooms and bathroom/w.c. Loft access.

### BATHROOM/W.C.
5'5" x 7'3" (1.66m x 2.23m)
Three piece suite comprising panelled bath with shower screen, centralised chrome mixer tap, thermostatic shower with rain shower head and shower attachment, ceramic wash basin with mixer tap built into laminate surface and high gloss vanity cupboard below and a low flush w/c. with concealed cistern . Tiled walls and floor with underfloor heating. Chrome ladder style radiator, UPVC cladding with chrome strips and inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear.



### BEDROOM ONE
12'1" x 11'2" max x 8'7" min (3.69m x 3.41m max x 2.62m min)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, door into the en suite shower room/w.c., built in audio system.

### EN SUITE SHOWER ROOM/W.C.
6'6" x 4'1" (2m x 1.25m)
Three piece suite comprising larger than average shower cubicle with thermostatic shower having rain shower head and shower attachment. Low flush w.c. and a wall hung wash basin with chrome mixer tap built into high gloss vanity cupboards, vanity mirror with lighting, tiled walls, tiled floor, UPVC cladding to the ceiling with chrome strips and inset spotlights. Extractor fan and an audio system. Chrome ladder style radiator.

### BEDROOM TWO
12'0" x 9'8" max x 8'5" min (3.68m x 2.96m max x 2.58m min)
Coving to the ceiling, UPVC double glazed window to the front, central heating radiator and a door providing access to the over stairs storage cupboard.

### BEDROOM THREE
9'2" x 8'9" max x 8'1" min (2.80m x 2.67m max x 2.47m min)
Solid wooden floor, central heating radiator, coving to the ceiling, UPVC double glazed window to the rear.

### BEDROOM FOUR
9'1" x 7'6" max x 6'8" min (2.79m x 2.29m max x 2.04m min )
Solid wooden floor, coving to the ceiling, UPVC double glazed window to the rear, central heating radiator.

### OUTSIDE
L-shaped block paved driveway providing ample off road parking. An attractive lawned front garden with planted borders. Timber swing gate provides access to the continuation of the driveway and to the detached double garage with electric up and over door, power and light, single glazed window. Outside sensor lighting. The rear has an attractive lawned garden with Indian stone paved patio area, double power socket, water point, paved area to the rear and timber panelled fence surrounds. Block paved side pathway.

### 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 six local offices.

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