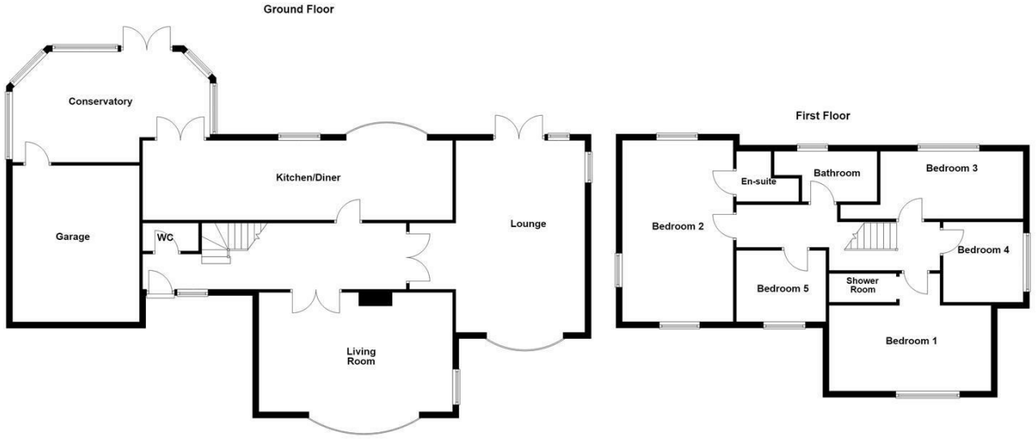
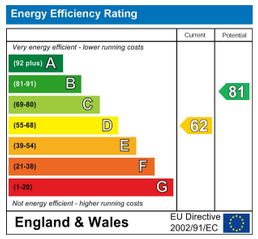


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

3 Rosedale Avenue, Sandal, Wakefield, WF2 6EP

For Sale Freehold £600,000

Occupying a sought after position within the highly desirable area of Sandal is this substantial and extended five bedroom detached family home. Offering exceptionally spacious and versatile accommodation throughout, the property boasts three double bedrooms, two further single bedrooms, two en suite shower rooms, a family bathroom, downstairs WC, multiple reception areas and an integral double garage, all set within a generous enclosed plot.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the downstairs WC. Doors lead through to the living room, an impressive lounge diner within the extension and a contemporary kitchen diner fitted with a range of integrated appliances. The kitchen diner opens into a conservatory overlooking the rear garden and also provides access to the integral double garage, which benefits from power, lighting and houses the gas combination boiler. To the first floor, the landing provides access to the loft space, three generous double bedrooms, two further single bedrooms and the family bathroom. Bedrooms one and two both benefit from their own en suite shower rooms, whilst bedroom five is currently utilised as a home office, providing excellent flexibility for modern family living. Externally, the property enjoys a substantial block paved driveway providing ample off road parking and leading to the integral double garage. To the rear is a mature and well maintained garden incorporating a flagged patio seating area and lawned garden, creating an excellent space for outdoor dining, entertaining and family enjoyment. The garden is enclosed by established hedging and enjoys a pleasant easterly to south easterly aspect.

Situated within a pleasant cul de sac location, the property is ideally positioned for a wealth of local amenities, highly regarded schools and excellent transport links. Sandal & Agbrigg railway station is within walking distance, whilst Wakefield city centre is only a short drive away. Newmillerdam Country Park, Sandal Castle and an abundance of countryside walks are also close at hand, making this an ideal location for families and commuters alike.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

ACCOMMODATION

ENTRANCE HALL
Entered via a timber front door with a frosted glazed side window. The entrance hall features carpet flooring, central heating radiator, staircase leading to the first floor landing, understairs storage cupboard and access to the downstairs W.C., living room and lounge diner.

W.C.
6'6" x 3'8" (1.99m x 1.14m)
Fitted with a two-in-one combination low flush W.C. and wash hand basin with mixer tap and storage cupboard beneath. The room also benefits from tiled flooring and an extractor fan.

LIVING ROOM
21'5" x 10'10" (6.53m x 3.31m)
A spacious reception room with UPVC double glazed bay window to the front elevation, additional UPVC double glazed window to the side elevation, two central heating radiators, coving to the ceiling and a gas fireplace with feature surround.

LOUNGE
21'3" x 12'0" (6.50m x 3.66m)
A generous dual-purpose reception space with carpet flooring, three central heating radiators, UPVC double glazed bay window to the front elevation, additional UPVC double glazed window to the side elevation, electric fireplace with feature surround and UPVC patio doors leading out to the rear garden.

KITCHEN DINER
26'9" x 8'10" (8.17m x 2.71m)
A superb open plan kitchen and dining space fitted with a range of wall and base units incorporating laminate work surfaces, composite sink and drainer with mixer tap and a five ring induction hob with extractor hood above. Integrated appliances include a microwave, oven, full height fridge, full height freezer and dishwasher. The room further benefits from herringbone style LVT flooring, central heating radiator, inset ceiling spotlights, UPVC double glazed bay window and additional UPVC double glazed window overlooking the rear garden. Patio doors lead through to the conservatory.

CONSERVATORY
22'2" x 13'8" (6.77m x 4.17m)
A substantial additional reception space with tiled flooring, surrounding UPVC double glazed windows, UPVC patio doors leading out to the rear garden and a polycarbonate roof.

INTEGRAL DOUBLE GARAGE
A manual up and over door, power, lighting, concrete flooring, plumbing for a washing machine, hot water cylinder and housing the Ideal gas combination boiler.

FIRST FLOOR LANDING
Loft access and doors leading to five bedrooms and the house bathroom.

BEDROOM ONE
13'1" x 14'0" (3.99m x 4.28m)
A spacious double bedroom with fitted wardrobes, carpet flooring, central heating radiator and UPVC double glazed window to the front elevation. The room benefits from an en suite shower room.

EN SUITE SHOWER ROOM/W.C.
Appointed with a wall hung wash hand basin with hot and cold taps, walk in shower with mixer shower and tiled flooring. The room also benefits from full height tiling, inset ceiling spotlights and an extractor fan.

BEDROOM TWO
A generous double bedroom with fitted wardrobes, carpet flooring, central heating radiator and UPVC double glazed windows to the front, side and rear elevations. The room also enjoys access to an en suite shower room.

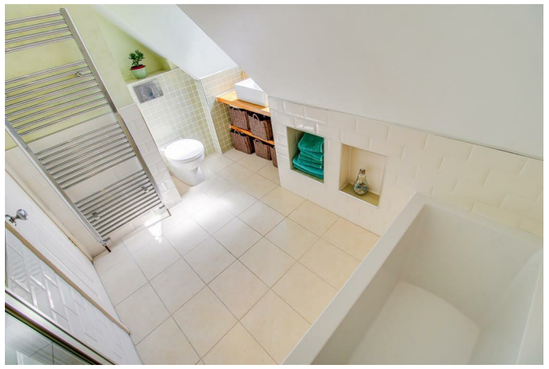
EN SUITE SHOWER ROOM/W.C.
5'8" x 6'1" (1.73m x 1.87m)
Fitted with a walk in shower with mixer shower attachment, pedestal wash hand basin, low flush W.C., chrome towel radiator, tiled flooring and inset ceiling spotlights.

BEDROOM THREE
15'1" x 8'10" (4.62m x 2.71m)
Carpet flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM FOUR
8'9" x 8'0" (2.69m x 2.46m)
Carpet flooring, central heating radiator and UPVC double glazed window to the side elevation.

BEDROOM FIVE
9'2" x 8'2" (2.81m x 2.49m)
Currently utilised as a home office and featuring carpet flooring, central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM/W.C.
10'10" x 7'5" (3.32m x 2.28m)
Fitted with a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low flush W.C. and chrome towel radiator. The room also benefits from tiled flooring and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a substantial block paved driveway providing off road parking for three to four vehicles, enclosed by mature hedging and offering access to the integral garage and rear garden. The rear garden incorporates a flagged patio seating area, lawned garden and established shrub borders, enjoying an east to south-easterly aspect. There is also a timber summer house, providing a useful additional outdoor space.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The avenue is quiet most of the time and the neighbours are pleasant and friendly."

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.