



WAKEFIELD
01924 291 294

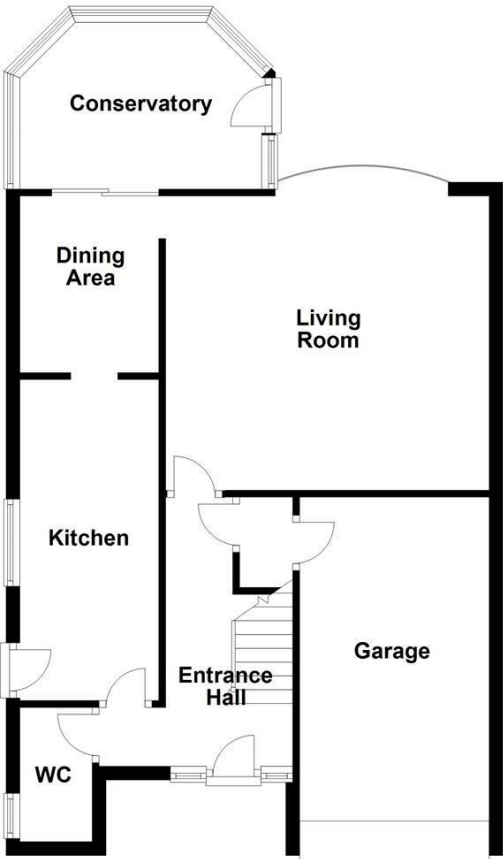
OSSETT
01924 266 555

HORBURY
01924 260 022

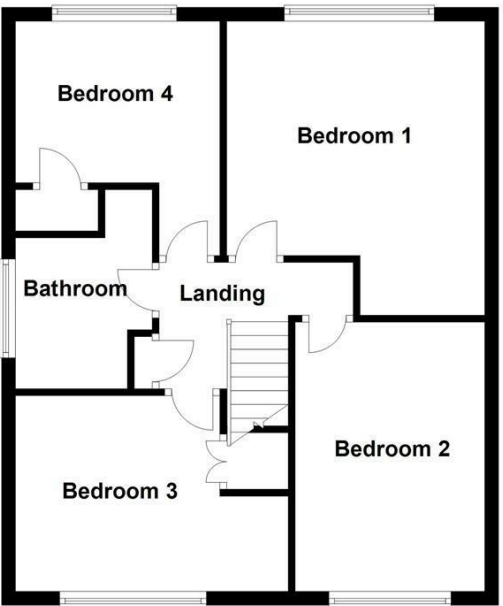
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

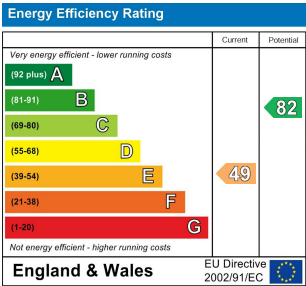


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



42 Sinclair Garth, Sandal, Wakefield, WF2 6RE

For Sale Freehold £375,000

Located in this sought after area in the heart of Sandal is this spacious four double bedroom detached family home, boasting a conservatory to the rear, ample off street parking, integral garage and low maintenance garden enjoying a good degree of privacy. UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, large living room, kitchen, dining area, conservatory and downstairs w.c. The first floor landing leads to four double bedroom and the house bathroom/w.c. with separate shower and bath. Outside, a wide block paved driveway provides ample off street parking for four cars leading to the integral single garage, whilst to the rear there is a low maintenance garden with artificial lawn and block paved patio, enjoying a good degree of privacy.

Situated in this popular part of Sandal, the property is well placed for access to a range of amenities including local shops, schools, supermarkets, bus routes, Sandal/Agbrigg train station and excellent access to the M1 motorway for those wishing to commute further afield.

An internal viewing is essential to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with glazed side screens leading into the entrance hall. Staircase to the first floor landing, understairs storage cupboard (which has internal access to the garage), dado rail, coving to the ceiling, laminate flooring, central heating radiator with cover and doors to the living room, kitchen and downstairs w.c.

DOWNSTAIRS W.C.

Two piece suite comprising pedestal wash basin and low flush w.c. Fully tiled walls and floor, inset spotlights and UPVC double glazed frosted window to the side.

KITCHEN

15'3" x 6'7" [4.66m x 2.03m]

Comprising a range of wall and base units with laminate work surface and tiled splash back. 1.5 stainless steel sink and drainer, plumbing and space for a washing machine, integrated slimline dishwasher, integrated oven and grill, four ring gas hob with cooker hood above, integrated fridge, space for an under counter freezer, part tiled walls, display cabinets, central heating radiator, coving to the ceiling, UPVC double glazed window to the side, UPVC double glazed side entrance door and archway through to the dining area.



DINING AREA

8'4" x 6'7" [2.56m x 2.02m]

Coving to the ceiling, dado rail, central heating radiator with cover, sliding patio doors to the conservatory and archway to the living room.

CONSERVATORY

Of brick and UPVC double glazed construction incorporating a door leading out to the garden. Central heating radiator and ceiling fan.



LIVING ROOM

15'4" x 13'10" [4.69m x 4.24m]

Large UPVC double glazed bow window to the rear, laminate flooring, dado rail, coving to the ceiling, central heating radiator and a living flame effect gas fire on a marble hearth with decorative surround. Door returning to the entrance hall.



FIRST FLOOR LANDING

Storage cupboard, dado rail, coving to the ceiling, loft access and doors to four bedrooms and the house bathroom/w.c.

BEDROOM ONE

13'10" x 12'3" max [4.24m x 3.74m max]

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



BEDROOM TWO

12'8" x 9'0" [3.87m x 2.75m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a range of fitted wardrobe with matching storage cupboard and bedside cabinets.

BEDROOM THREE

13'0" x 9'5" max [3.98m x 2.88m max]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and built-in storage cupboard over the bulkhead.

BEDROOM FOUR

9'10" x 7'8" plus walk in area [3.02m x 2.34m plus walk in area]

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

HOUSE BATHROOM/W.C.

9'5" x 6'7" [2.88m x 2.01m]

Four piece suite comprising panelled bath with shower attachment, shower cubicle with electric shower, pedestal wash basin and low flush w.c. Chrome ladder style radiator, fully tiled walls, tile effect laminate flooring, inset spotlights and UPVC double glazed frosted window to the side.



OUTSIDE

A wide block paved driveway providing ample off street parking for four cars leading to the integral single garage with up and over door, power and lighting. Access down both sides of the property leads to the rear garden which is laid mainly to artificial lawn for easy maintenance with a block paved patio seating area and enjoying a good degree of privacy. Outside lighting and water supply.

COUNCIL TAX BAND

The council tax band for this property is D.

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.