

WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



5 Roberts Way, Sandal, Wakefield, WF2 6ST

For Sale Freehold £499,000

Nestled into the corner of a cul-de-sac location in the sought after village of Sandal is this four bedroom detached, family home. Sitting on a generous sized plot with large lawns, ample off-road parking and well proportioned accommodation throughout, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall which leads off to the w.c., dining room, kitchen/breakfast room, office, living room and understairs storage cupboard with then access to the first floor landing. The kitchen leads to the side of the property and the living room to the sun room which in turn leads to the rear. The first floor comprises of the landing leading to the four double bedrooms, bedroom one served by an en-suite shower room. The landing also leads to the main bathroom and storage cupboard as well as the loft. Both front and rear gardens boast generous lawns with planted features including flowers, shrubs and fruit trees. There is a tarmac driveway leading to a double detached garage and the rear garden incorporates a paved patio area.

Sandal is a great location for the growing family as it's ideally located in walking distance of schools in the area and a great range of public houses. Sandal Castle and Newmillerdam Country Park can also be found close by for those who enjoy idyllic walks. Local bus routes run through Sandal but it is also served by the Sandal/Agbrigg Train Station and is close by to motorway networks.

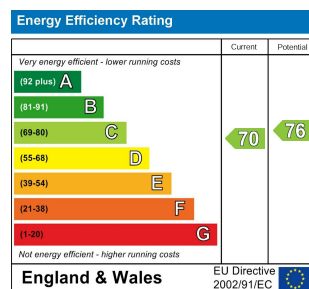
Only a full internal inspection will truly show what is to offer at this property and so an early viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Frosted UPVC double glazed front door, dado rail, coving to the ceiling, stairs to first floor landing with understairs storage, central heating radiator and doors to w.c., dining room, kitchen/breakfast room, office and living room.

W.C.

4'11" x 3'8" [1.50m x 1.12m]
Frosted UPVC double glazed window to front, half decorative panelling, central heating radiator, low flush w.c., pedestal wash basin.

DINING ROOM

9'3" x 12'9" [2.82m x 3.91m]
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

KITCHEN/BREAKFAST ROOM

9'3" x 14'11" [2.82m x 4.55m]
UPVC double glazed window to the rear, frosted UPVC double glazed side door, spotlighting to the ceiling, range of wall and base units with laminate work surface over, sink and drainer with mixer tap, tile splash back, four ring induction hob with stainless steel extractor hood above, integrated double oven, space for under counter fridge/freezer, space and plumbing for washing machine.

OFFICE

7'5" x 7'7" [2.27m x 2.33m]
UPVC double glazed window to the rear, central heating radiator.

LIVING ROOM

11'9" x 22'4" [3.60m x 6.83m]
UPVC double glazed window to the front, set of sliding UPVC double glazed doors to the sun room, two central heating radiators, coving to the ceiling, gas fire place with marble hearth, surround and wooden mantle.



SUN ROOM

10'9" x 11'10" [3.30m x 3.61m]
UPVC double glazed windows to side and rear, partially frosted. Set of UPVC double glazed sliding doors to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the front, central heading radiator, dado rail, loft access, doors to storage cupboard and four bedrooms as well as the bathroom.

BEDROOM ONE

11'11" x 11'8" [max] x 8'2" [min] [3.65 x 3.58 [max] x 2.50 [min]]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, fitted wardrobes with sliding, partially mirrored doors and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'1" x 8'2" [max] x 5'4" [min] [1.57 x 2.50 [max] x 1.65 [min]]
Frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., pedestal wash basin, shower cubical with mains fed shower head attachment and glass shower screen, half tiling, coving to the ceiling..



BEDROOM TWO

11'11" x 10'4" [3.65m x 3.15m]
UPVC double glazed window to the front, central heating radiator, fitted wardrobes with sliding mirrored doors.



BEDROOM THREE

11'8" x 8'2" [3.58m x 2.50m]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR

10'11" x 7'8" [3.35m x 2.36m]
UPVC double glazed window to the front, central heating radiator.

BATHROOM/W.C.

8'6" x 5'8" [2.60m x 1.75m]
Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and mains fed shower head attachment, glass shower screen. Half tiling.



OUTSIDE

To the front the garden is mainly laid to lawn with planted features, incorporating a driveway providing off road parking and leading to the double detached garage with electric roll up door, power and light. To the rear is a generous sized plot which is mainly lawned again with planted features such as mature shrubs and flowers as well as a plum tree. Paved patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"We have lived very happily in the cul-de-sac and have found it to be a friendly, safe space in which to raise a family and where the neighbours all look out for one and other."

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.