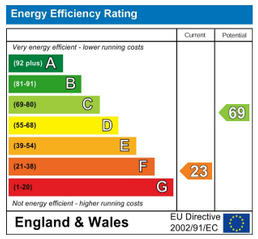
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Sandal Avenue, Sandal, Wakefield, WF2 7LR

For Sale Freehold £799,950

Built in 1908 for a Wakefield cloth merchant, this impressive detached home believed to be the first to grace the prestigious, tree lined, private street of Sandal Avenue. Steeped in history, the property boasts an abundance of original features, including bespoke stained glass windows, period fireplaces, and original storage cupboards, all beautifully preserved to maintain its timeless charm. While honouring its heritage, the home also incorporates modern comforts such as a bespoke fitted kitchen. The property boasts substantial accommodation over three floors with ample off road parking, a larger than average double garage, and spacious, well maintained gardens, this character filled home offers a rare blend of elegance, tradition, and contemporary living in one of Sandal's most sought after locations.

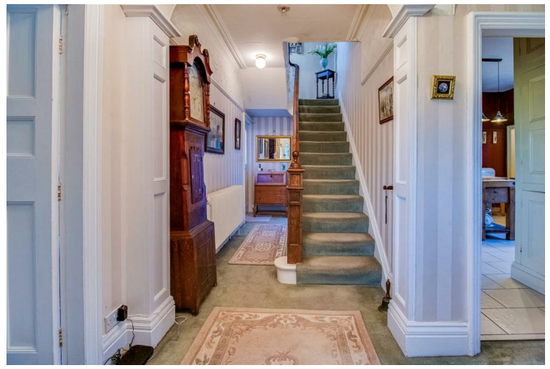
The property is accessed via the original solid timber door leading into the entrance hall providing access to the living room, dining room, downstairs shower room and kitchen with pantry. There are two outbuildings following on from the pantry with outside utility/store room and boiler room. The first floor landing provides access to three well proportioned bedrooms, the house bathroom and two storage cupboards. A further set of stairs leads to the second floor, which was formerly used as the servants quarters with access to three further bedrooms and separate w.c. Outside to the front the property is accessed via a gate onto an attractive lawned garden with pebbled pathway to the front door and access to the property via a tradesman door. To the rear is a good sized lawned garden with planted feature and mature trees incorporating block paved patio area, perfect for al fresco dining. There is a shed providing useful storage for the property attached to the larger than average double garage with concrete driveway providing ample off road parking.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and good schools. For those who enjoy idyllic walks, the property sits within minutes of Sandal Castle with Pugneys Water Park only a short walk away. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and truly deserves an early appraisal to fully reveal the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Original bespoke solid timber with single pane frosted and stained glass front entrance door, stairs to the first floor landing, understairs storage cupboard, coving to the ceiling, picture rail, cast iron column radiator and timber framed tradesman entrance door with original brass handle (currently not in use). Two doors providing access into the kitchen, access to the downstairs shower room, dining room and living room.



LIVING ROOM
14'11" x 18'0" (max) x 4'1" (min) (4.56m x 5.51m (max) x 1.26m (min))
Original bespoke timber framed single pane stained glass bay windows to the front and side, two cast iron column radiator, coving to the ceiling, ceiling rose, picture rail, original lincrusta and gas fireplace with marble hearth, limestone surround and mantle.

DINING ROOM
14'9" x 15'9" (max) x 4'11" (min) (4.51m x 4.82m (max) x 1.52m (min))
Bespoke timber framed single pane frosted and stained glass bay window to the front with further box window to the rear, two cast iron column radiators, lincrusta, coving to the ceiling, picture rail, ceiling rose and original timber rear door with stained glass pane. and brass handle. An open fire with tiled hearth, surround and wooden mantle and original fitted storage cupboard with glass pane.

SHOWER ROOM/W.C.
6'10" x 6'3" (2.1m x 1.91m)
Bespoke timber framed frosted and stained glass window to the rear, dado rail and cast iron column radiator. Three piece suite comprising pedestal wash basin with ceramic detailing, high flush w.c. and shower cubicle with electric shower attachment.

KITCHEN
12'8" x 14'10" (max) x 10'5" (min) (3.88m x 4.53m (max) x 3.19m (min))
Bespoke fitted kitchen with range of wall and base units with granite work surface over, ceramic belfast sink and drainer with mixer tap and tiled splash back. Range cooker, integrated dishwasher and integrated under counter fridge. Door to the pantry, original timber rear door with fluted glass, original servants bell, bespoke timber framed single pane stained glass window to the rear, cast iron column radiator and original floor to ceiling storage cupboard.

PANTRY
3'3" x 5'6" (1.0m x 1.68m)
Timber framed frosted single pane window to the side and original cold slab.

UTILITY/STORE
5'0" x 3'9" (1.53m x 1.15m)
Power and light, space and plumbing for a washing machine and space for a fridge/freezer.

BOILER ROOM
2'11" x 6'0" (0.91m x 1.85m)
Power and light, frosted single pane window to the side and houses the boiler.

FIRST FLOOR LANDING
Access to the second floor landing, two storage cupboards, cast iron column radiator, picture rail, lincrusta, two bespoke timber framed single pane stained glass windows to the front and doors to three bedrooms and the house bathroom.

BEDROOM ONE
14'11" x 13'10" (max) x 4'5" (min) (4.57m x 4.23m (max) x 1.37m (min))
Bespoke timber paned single glazed stained glass windows to the front and side, cast iron fireplace, radiator, coving to the ceiling, ceiling rose, picture rail and lincrusta.

BEDROOM TWO
11'11" x 12'11" (max) x 4'0" (min) (3.64m x 3.94m (max) x 1.24m (min))
Bespoke timber paned single glazed stained glass window to the rear, cast iron column radiator and original cast iron fireplace with tiled hearth.

BEDROOM THREE
12'2" x 12'10" (max) x 4'1" (min) (3.71m x 3.93m (max) x 1.25m (min))
Bespoke timber paned single glazed stained glass windows to the front and rear and cast iron fireplace with tiled hearth.

BATHROOM/W.C.
9'9" x 8'11" (2.99m x 2.73m)
Four piece suite comprising low flush w.c., pedestal wash basin, shower cubicle with over head shower, stand alone roll top bath with mixer tap and shower head attachment. Cast iron column radiator, two timber framed frosted and stained glass windows to the rear and fully tiled throughout.

SECOND FLOOR LANDING
Frosted skylight, cast iron column radiator and doors to three further bedrooms and w.c.

BEDROOM FOUR
15'2" x 12'11" (max) x 4'7" (min) (4.64m x 3.96m (max) x 1.42m (min))
UPVC double glazed window to the rear, radiator and beams to the ceiling.

BEDROOM FIVE
14'11" x 12'11" (max) x 4'7" (min) (4.57m x 3.95m (max) x 1.42m (min))
UPVC double glazed window to the rear, central heating radiator and beams to the ceiling.

BEDROOM SIX
13'11" x 15'0" (max) x 14'5" (min) (4.25m x 4.59m (max) x 4.41m (min))
UPVC double glazed window to the front, central heating radiator and beams to the ceiling.

W.C.
Two piece suite comprising low flush w.c. and pedestal wash basin.

OUTSIDE
The front of the property is accessed via a timber gate onto an attractive lawned garden with mature trees and pebbled pathway and steps leading to the front door and separate tradesman entrance door, fully enclosed by walls and timber fencing. To the rear is a generously proportioned garden incorporating block paved patio area, perfect for outdoor dining and entertaining, lawned garden with mature shrubs and trees throughout, fully enclosed by timber fencing. There is a concrete driveway providing off road parking for two vehicles leading to the larger than average double garage (6.17m x 5.95m) with two manual up and over doors, power and light plus a workshop at the rear. There is a separate block paved car port to the side providing further off road parking accessed through a set of double timber gates. There is a large shed providing useful storage space.

COUNCIL TAX BAND
The council tax band for this property is F.

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.