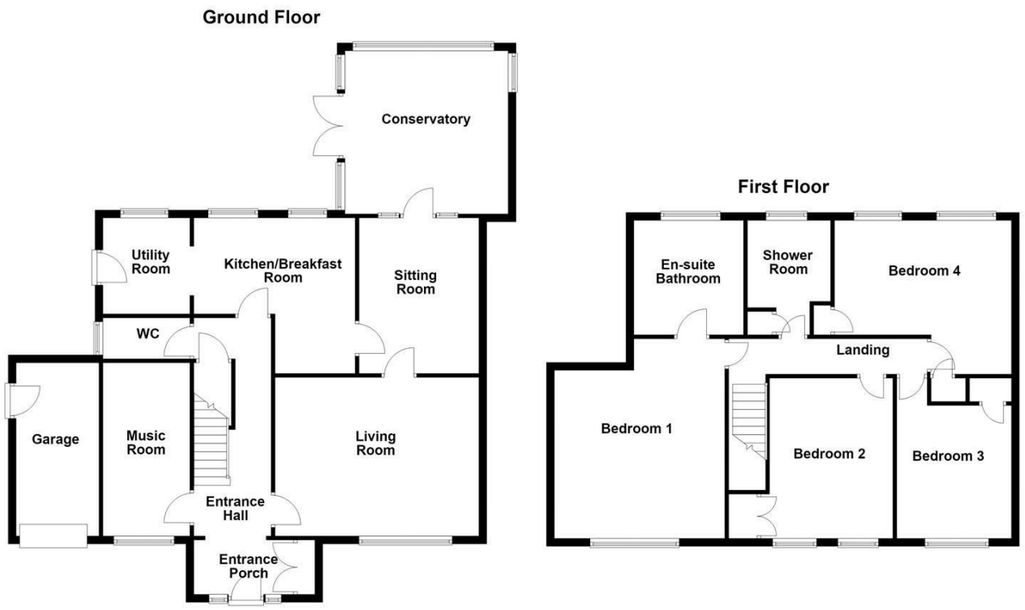
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





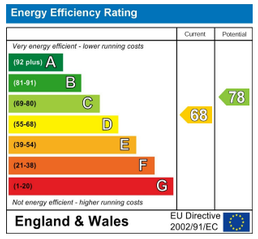
26 Woodthorpe Park Drive, Sandal, Wakefield, WF2 6NE

For Sale Freehold £630,000

Proudly introduced to the market is this substantial four bedroom detached family home, enviably positioned on the highly sought after Woodthorpe Park Drive in Sandal. Offering exceptionally spacious and versatile accommodation throughout, the property boasts four reception rooms, four double bedrooms, an integral garage and a mature west facing rear garden, making it particularly well suited to growing and larger families.

The property is entered through a composite entrance door into a welcoming hallway, with staircase leading to the first floor and access into the principal living accommodation. The generous living room flows through to a separate dining area, providing excellent space for both everyday family life and entertaining. The kitchen diner is fitted with a range of contemporary gloss units complemented by granite work surfaces and benefits from ample natural light. An opening leads into the adjoining utility room, which is similarly finished with granite work surfaces and provides direct access to the outside. Further enhancing the ground floor accommodation is a conservatory/orangery with a solid insulated roof, enjoying pleasant views across the rear garden and providing direct access outside. There is also a versatile music room/library, ideal as an additional sitting room, playroom or home office. A downstairs WC and useful understairs storage complete the ground floor. To the first floor, the landing provides access to four generously proportioned double bedrooms and the loft. The principal bedroom is particularly spacious and benefits from an extensive range of fitted wardrobes together with its own en suite facilities. The remaining bedrooms are served by a contemporary shower room. Externally, a block paved driveway to the front provides off road parking for two vehicles and access to the integral garage, while a pathway to the side leads through to the rear. The mature west facing rear garden is a particularly attractive feature of the property, arranged over two to three tiers and fully enclosed by timber fencing. Incorporating a paved patio, pergola seating area and generous lawn surrounded by established planting, the garden provides an excellent setting for outdoor dining, entertaining and family enjoyment.

Sandal remains one of Wakefield's most sought after residential locations, offering excellent access to a wide range of shops, amenities and well regarded primary and secondary schools. Newmillerdam Country Park and other scenic walks are within easy reach, while Wakefield city centre and the motorway network are conveniently accessible for commuters.



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
Composite front entrance door leading into the entrance hall. Carpeted flooring, central heating radiator and carpeted staircase providing access to the first floor landing. Double doors provide access to a useful cloakroom/storage cupboard, with openings leading into the music room and living room. Further access is provided to the downstairs W.C., understairs storage and kitchen diner.

MUSIC ROOM
15'9" x 9'11" (4.81m x 3.03m)
Laminate flooring, central heating radiator, spotlights to the ceiling and UPVC double glazed window overlooking the front elevation.

LIVING ROOM
13'0" x 17'2" (3.97m x 5.25m)
UPVC double glazed window overlooking the front elevation, two central heating radiators and feature electric fire with decorative surround. Access is provided through to the dining room.



W.C.
7'3" x 3'7" (2.23m x 1.11m)
Tiled flooring and fitted with a low flush W.C. and wash basin with mixer tap and tiled splashback. Central heating radiator and frosted UPVC double glazed window overlooking the side elevation.

KITCHEN/BREAKFAST ROOM
16'2" x 8'3" (4.93m x 2.54m)
Laminate flooring, central heating radiator and two UPVC double glazed windows overlooking the rear elevation. Fitted with a range of wall and base units with gloss frontages and granite work surfaces over. Provision for a range style cooker with induction hob, glass splashback and extractor hood above, together with space for an American style fridge freezer. Access is provided to the dining room and utility room.



UTILITY ROOM
6'11" x 7'1" (2.13m x 2.17m)
Fitted with wall and base units with granite work surfaces over, incorporating an inset stainless steel sink and drainer with mixer tap and glazed splashback. Space and plumbing for a dishwasher and washing machine, laminate flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Composite side entrance door providing external access.

SITTING ROOM
12'5" x 9'6" (3.81m x 2.92m)
Oak effect laminate flooring, central heating radiator and access through to the conservatory.

CONSERVATORY
13'3" x 13'6" (4.06m x 4.13m)
Tiled flooring, solid roof and UPVC double glazed windows surrounding the room. UPVC double glazed patio doors provide access onto the rear garden and a central heating radiator allows for year-round use.

FIRST FLOOR LANDING
Carpeted landing with loft access and doors providing access to four bedrooms, the house bathroom and further accommodation.

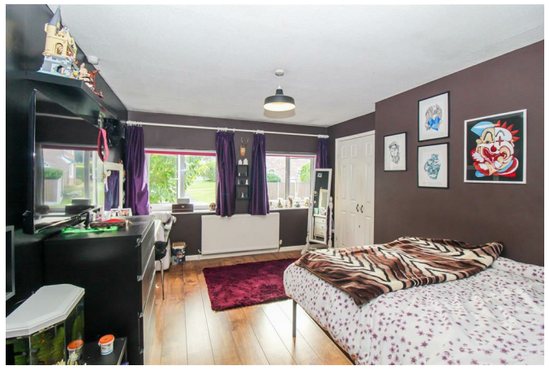
BEDROOM ONE
19'4" x 14'2" (5.90m x 4.32m)
Oak effect laminate flooring, central heating radiator and a range of fitted wardrobes. UPVC double glazed windows overlooking both the front and rear elevations, further loft access and access to the en suite shower room.



EN SUITE BATHROOM/W.C.
7'3" x 9'1" (2.22m x 2.78m)
Laminate flooring and fitted with a suite comprising freestanding bath with hot and cold taps, pedestal wash basin with mixer tap and tiled splashback, and low flush W.C. Part tiled walls, frosted UPVC double glazed window overlooking the rear elevation, extractor fan and spotlights to the ceiling.



BEDROOM TWO
10'1" x 13'8" (3.09m x 4.18m)
Oak effect laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Useful overstairs storage cupboard.



BEDROOM THREE
10'0" x 13'8" (3.06m x 4.18m)
Laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Useful storage cupboard.

BEDROOM FOUR
12'5" x 15'4" (3.80m x 4.69m)
Carpeted flooring, central heating radiator and two UPVC double glazed windows overlooking the rear elevation. Two useful storage cupboards.

FAMILY SHOWER ROOM/W.C.
7'1" x 9'8" (2.16m x 2.96m)
Laminate flooring and fitted with a low flush W.C., pedestal wash basin with mixer tap and splashback, and generous walk-in shower enclosure with tiled walls, rainfall shower head, separate shower attachment and mixer controls. Central heating radiator, frosted UPVC double glazed window overlooking the rear elevation and spotlights to the ceiling. Useful airing cupboard housing the hot water cylinder.



OUTSIDE
To the front is a block paved driveway providing off road parking for two vehicles leading to the single garage, complemented by a lawned area and raised planted borders with mature shrubs. To the rear is an established west facing garden enclosed by timber fencing and arranged over two levels. The garden incorporates a flagged patio area ideal for outdoor dining and entertaining, a pergola and an attractive lawned section. Access is provided to the conservatory, kitchen and garage from the rear garden.



GARAGE
17'6" x 8'7" (5.34m x 2.64m)
Manual garage door, power and lighting, together with a UPVC entrance door providing access from the rear garden.

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.