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**9a The Russets, Sandal, Wakefield, WF2 6JF**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £435,000**

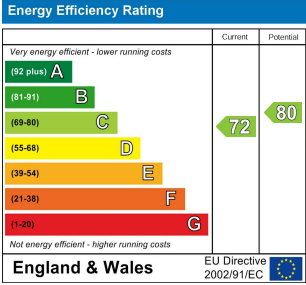
For sale by Modern Method of Auction; Starting Bid Price £435,000 plus reservation fee. Subject to an undisclosed reserve price.

Nestled into a cul-de-sac location in the sought after area of Sandal is this five bedroom deceptively spacious and extended detached home benefiting from tasteful decor throughout, five good size bedrooms and ample reception space for entertaining. The vendor has informed us that the property was extended in 2017 and was internally refurbished (including kitchen, bathrooms, doors, floors and internal walls), completely rewired, redesigned and a new hot water system was installed as well as radiators and piping replaced.

The accommodation briefly comprises of the entrance hall, cloakroom, fifth bedroom (currently used as a study), downstairs w.c., sitting/dining room and kitchen as well as the double garage with utility and stairs to the first floor landing. Both the sitting/dining room and kitchen are interlinked, the kitchen has access to the side and rear, a further pantry cupboard and the dining/sitting leads to the lounge. To the first floor landing there is access to the loft, as well as four bedrooms and the house bathroom with separate w.c. The main bedroom has access to the storage eaves, as well as a further door to the dressing room, which leads to the en suite shower room/w.c. To the front of the property the garden is laid to lawn with planted features, such as mature shrubs and flowers throughout. Timber fence surround and a tarmac driveway providing off road parking for two vehicles which leads to the integral double garage with electric up and over door. To the side and rear gardens there is further lawns, shrubbed borders, pebbled and raised decked patio area perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing with a woodland area to the rear providing a level of privacy.

This property would make an ideal purchase for a range of buyers looking in the Sandal area, it is ideal home for a family and is situated on a good size plot. Only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid disappointment.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



**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

23'1" x 20'8" max x 6'10" min [7.06m x 6.32m max x 2.1m min]

Timber framed front door, opening to the cloakroom, skylight, doors to the fifth bedroom, double garage, dining/sitting room, kitchen and downstairs w.c. Stairs to the first floor landing, coving to the ceiling, two central heating radiators.

### CLOAKROOM

5'4" x 9'0" max x 6'1" min [1.64m x 2.75m max x 1.87m min]

Frosted tiled windows to the side, tiled floor.

### BEDROOM FIVE

8'11" x 14'10" [2.73m x 4.54m]

Central heating radiator, UPVC double glazed window to the side.

### DOWNSTAIRS W.C.

6'3" x 5'7" max x 2'7" min [1.93m x 1.71m max x 0.8m min]

Frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap, partial tiling.

### KITCHEN

8'10" x 17'7" [2.71m x 5.36m]

The kitchen has a separate pantry cupboard with a bi-folding door, two composite doors [one with a frosted glass pane to the side and one with a double glazed pane to the rear], UPVC double glazed window to the side and opening into the dining/sitting room. A range of wall and base units with laminate work surface over, ceramic 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor hood above, integrated double oven, space for a fridge freezer, integrated dishwasher and a breakfast bar with laminate work surface over.



### DINING/SITTING ROOM

20'9" x 13'6" [6.35m x 4.14m]

Set of double doors to the lounge, UPVC double glazed window to the rear, two central heating radiators, coving to the ceiling.

### LOUNGE

20'9" x 12'2" [6.35m x 3.71m]

UPVC double glazed windows to the side and rear, two central heating radiators, coving to the ceiling.

### FIRST FLOOR LANDING

20'1" x 9'11" max x 4'0" min [6.13m x 3.03m max x 1.24m min]

Loft access, UPVC double glazed window to the side, central heating radiator, coving to the ceiling, doors to bedrooms and the house bathroom/w.c.

### BEDROOM ONE

14'0" x 10'7" [4.27m x 3.24m]

Access to double door fitted wardrobe, door to the loft space/storage eaves, UPVC double glazed window to the rear, central heating radiator, door into the dressing room.



### DRESSING ROOM

5'4" x 10'7" [1.65m x 3.24m]

A further double door fitted wardrobes, door to the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

4'0" x 10'7" [1.24m x 3.23m]

Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, extractor fan, low flush w.c. with ceramic wash basin built into storage unit with mixer tap and a shower cubicle with mains fed overhead shower and shower head attachment. Partially tiled.

### BEDROOM TWO

10'1" x 16'4" x max 13'6" min [3.08m x 4.98m x max 4.14m min]

UPVC double glazed window to the front, fitted wardrobes and storage units, central heating radiator.

### BEDROOM THREE

16'4" x 7'5" max x 4'1" min [4.98m x 2.28m max x 1.26m min]

UPVC double glazed window to the front, central heating radiator.

### HOUSE BATHROOM

6'8" x 10'7" [2.04m x 3.23m]

Opening to the separate w.c. Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, ceramic wash basin built into a storage unit with mixer tap, panelled bath with mixer tap and separate double shower cubicle with mains fed and rain shower head shower attachment with shower screen. Extractor fan and fully tiled.



### SEPARATE W.C.

2'11" x 7'5" [0.91m x 2.28m]

Frosted UPVC double glazed window to the side, low flush w.c., chrome ladder style central heating radiator, part tiling.

### OUTSIDE

To the front of the property the garden is mainly laid to lawn with planted features including mature shrubs and flowers throughout. Surrounded by timber fencing and a tarmac driveway providing off road parking for two vehicles leading to a double integral garage with power, light and electric up and over door. The garden continues around the side of the property and is mainly laid to lawn with mature shrubs throughout, timber fence and hedged surround. To the rear the garden is mainly laid to lawn and does incorporate both a pebbled and raised decked patio area perfect for out door dining and entertaining purposes with a shrubbed border. Enclosed by timber fencing and hedging with a wooden area just behind the property.



### DOUBLE GARAGE

18'0" x 19'1" max x 17'1" min [5.5m x 5.82m max x 5.23m min]

Side access door, door to the understairs utility, power, light, electric up and over door.

### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I have enjoyed last almost 9 years at The Russets very much. The neighbourhood is very quiet, decent and friendly, the woodland at the back and the surrounding gardens are a great refuge for a variety of song birds and wildlife and I've been enjoying morning and evening bird chorus throughout the year. The lawned areas around the house have been turned into wild flower meadow benefiting from a wide variety of wild flowers and attracting butterflies and many other pollinators throughout the season. If it wasn't for a need for downsizing and moving to a different part of the country, I'd never consider selling this house I've put so much into ever since I bought it back in 2015."

### COUNCIL TAX BAND

The council tax band for this property is F

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.