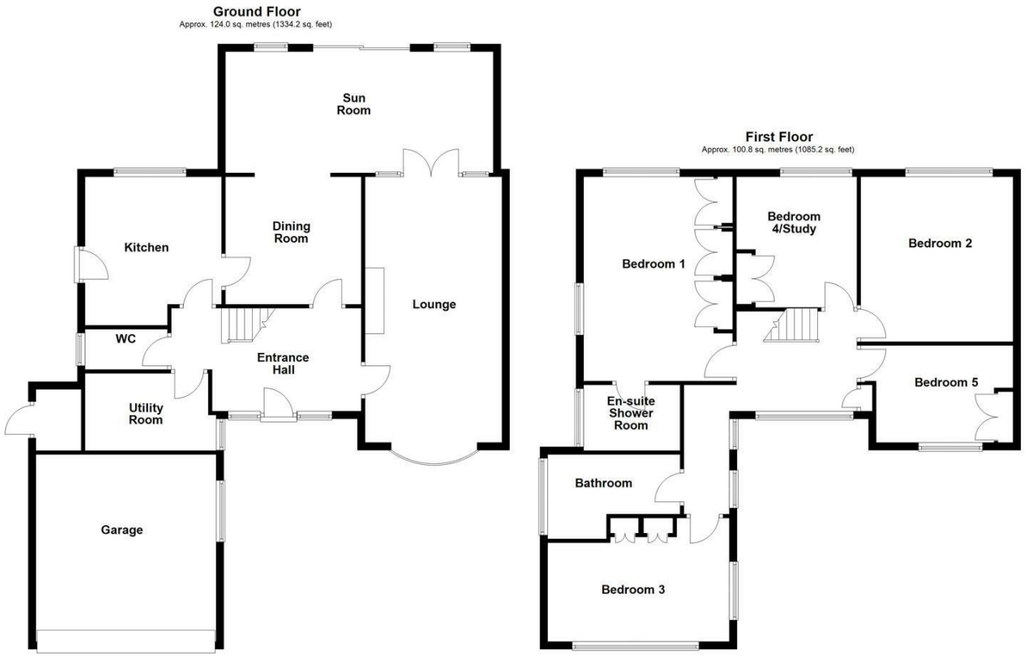


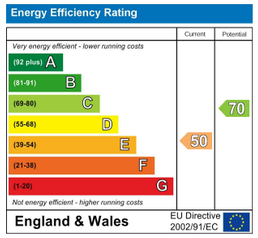
Total area: approx. 224.8 sq. metres (2419.3 sq. feet)

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 Woodthorpe Gardens, Sandal, Wakefield, WF2 6RA

For Sale Freehold £700,000

Nestled in the heart of Sandal is this deceptively spacious five bedroom detached family home, set on a generous plot with expansive gardens to the front and rear, a double garage providing ample off road parking and plentiful reception space throughout, this property is certainly not one to be missed.

The accommodation is well proportioned throughout and briefly comprises an entrance hall which provides access to the first floor landing via the stairs and into the lounge, dining room, kitchen, downstairs W.C. and the utility room. The dining room and lounge also provides access to the sun room. To the first floor, the landing provides loft access and leads to five good sized bedrooms and the house bathroom. Bedroom one benefits from en suite shower facilities. Externally, the property is set back from the road with a curved stone wall entrance leading to just two properties, occupying an extensive plot. A sweeping driveway provides ample off street parking for several vehicles and leads to a double garage. The front garden is predominantly laid to lawn, complemented by a variety of mature shrubs and trees, creating a high degree of privacy. A paved pathway leads to the main entrance, with additional low maintenance gravelled areas and access to the rear of the property. The rear garden can be accessed from both sides of the house and offers a generous and private outdoor space. It features an initial paved patio seating area, ideal for outdoor dining, with a sweeping lawn extending towards the rear where a decked seating area provides a perfect setting for relaxation and entertaining. The garden is enhanced by mature planting and established trees, creating an idyllic and secluded environment, and is fully enclosed by fenced boundaries.

Sandal is a highly regarded area, popular with families due to its well regarded schools, local shops and public houses, and access to scenic walks including Newmillerdam Country Park and Sandal Castle. Wakefield city centre is a short distance away, offering a wider range of amenities. Regular bus routes serve the area and Sandal and Agbrigg train station provides links to Wakefield Kirkgate and Westgate, with onward connections to Leeds, Manchester and London. The M1 and M62 motorway networks are also easily accessible.

Only a full internal inspection will reveal the scale, versatility and lifestyle opportunity this impressive home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A timber glazed entrance door with two adjacent windows to either side leads into a spacious reception hall, with doors providing access to the lounge, dining area, kitchen, downstairs WC, and utility room. Stairs rise to the first floor, and there is coving to the ceiling.

LOUNGE
11'10" x 22'11" (3.63m x 6.99m)
A bright and welcoming space with a front facing UPVC double glazed window allowing for ample natural light. The room features a decorative fireplace with gas fire inset and marble hearth, coving to the ceiling, a television point, and timber glazed internal doors with side windows leading through to the sun room.

SUN ROOM
10'7" x 22'4" (3.23m x 6.83m)
A generous addition with rear facing sliding patio doors and two UPVC double glazed windows overlooking the rear garden, creating an ideal space for relaxing or entertaining.

DINING ROOM
10'11" x 11'5" (3.35m x 3.49m)
Accessed via an open archway from the sun room, this room benefits from coving to the ceiling, quality flooring, and doors leading back to the hallway and through to the kitchen.

KITCHEN
11'10" x 10'7" (3.63m x 3.23m)
A bright and airy kitchen fitted with a range of wall and base units with complementary laminate work surfaces, incorporating a five ring gas hob with stainless steel extractor hood over and an integrated double oven. There is space and plumbing for an under counter dishwasher, space for a freestanding fridge, vinyl flooring, tiled splashbacks, a rear facing UPVC double glazed window, and a timber glazed external door leading to the side.

UTILITY ROOM
13'0" x 6'10" (3.97m x 2.10m)
A highly practical space with a side facing timber glazed window, a range of wall and base units, plumbing for a washing machine and dryer, space for a large fridge freezer, and useful built in storage.

DOWNSTAIRS W.C.
6'10" x 3'10" (2.10m x 1.17m)
Fitted with a low flush WC and wash hand basin, with part tiled walls, vinyl flooring, and a side facing timber frosted glazed window.

FIRST FLOOR LANDING
The first floor landing features a front facing UPVC double glazed window, loft access, coving to the ceiling, and doors leading to five bedrooms, the house bathroom, and a useful airing cupboard with shelving.

BEDROOM ONE
17'1" x 12'0" (5.22m x 3.66m)
A spacious principal bedroom with side and rear facing UPVC double glazed windows, one of which has views to Sandal Castle, a comprehensive range of fitted wardrobes and drawers with dressing table, carpeted flooring, and access to the en suite.

EN SUITE SHOWER ROOM
7'2" x 8'3" (2.19m x 2.53m)
Comprising a four piece suite including a corner shower with electric shower, low flush WC, bidet, and vanity unit with wash hand basin and storage. There are tiled walls, vinyl flooring, and a side facing UPVC double glazed window.

BEDROOM TWO
14'1" x 12'0" (4.31m x 3.67m)
A well proportioned double bedroom with a rear facing UPVC double glazed window, coving to the ceiling, and carpeted flooring.

BEDROOM THREE
11'0" x 11'6" (3.37m x 3.53m)
With front and side facing UPVC double glazed windows, coving and spotlights to the ceiling, carpeted flooring, and fitted wardrobes with integrated desk.

BEDROOM FOUR/STUDY
9'5" x 8'2" (2.89m x 2.50m)
Featuring a rear facing UPVC double glazed window, a full range of fitted office furniture, carpeted flooring, and spotlights to the ceiling.

BEDROOM FIVE
8'5" x 9'10" (2.57m x 3.0m)
A versatile room with a front facing UPVC double glazed window, carpeted flooring, and fitted wardrobes.

BATHROOM
12'4" x 7'6" (3.78m x 2.29m)
A generously sized family bathroom fitted with a four piece suite comprising an inset bath, separate shower with electric shower, two wash hand basins, and a low flush WC. The room benefits from tiled walls, tiled flooring, and a side facing UPVC double glazed window.

OUTSIDE
Externally, the property is set back from the road with a curved stone wall entrance leading to just two properties, occupying an extensive plot.. A sweeping driveway provides ample off street parking for several vehicles and leads to a double garage. The front garden is mainly laid to lawn with mature shrubs and trees offering excellent privacy, alongside paved pathways and low maintenance gravelled areas providing access to the rear. The rear garden can be accessed from both sides of the property and offers a generous and private outdoor space, with paved patio seating areas leading onto a sweeping lawn that extends to a decked seating area, ideal for outdoor entertaining. Mature planting and established trees create a peaceful and secluded setting, with the garden fully enclosed by fenced boundaries.

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

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.