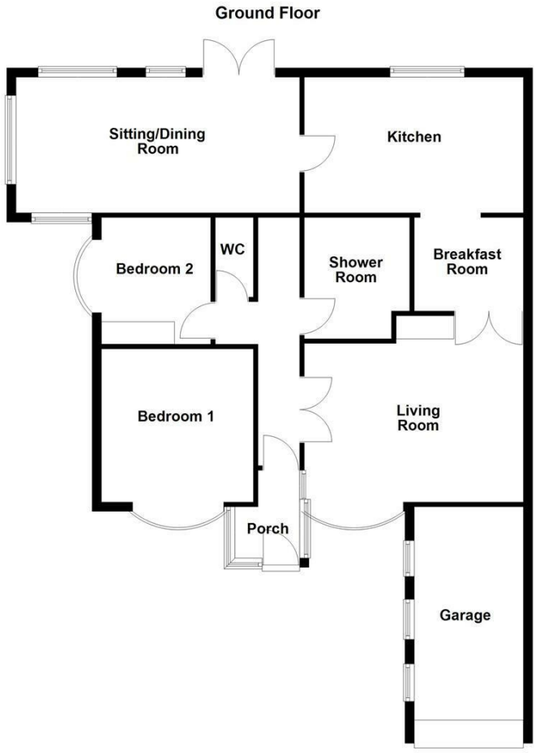

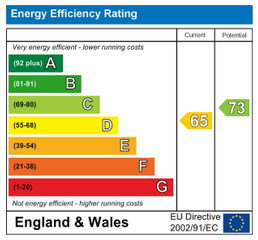

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

77 Pledwick Lane, Sandal, Wakefield, WF2 6EB

For Sale Freehold £425,000

Occupying a generous corner plot in the heart of the highly desirable area of Sandal is this substantial and superbly presented two bedroom detached bungalow with spacious accommodation and nestled in a convenient location ideally positioned close to Pugneys Country Park, local restaurants and Sandal Golf Club, and likely to appeal to a wide range of buyers.

The accommodation comprises two well proportioned double bedrooms, a modern three piece shower room and a separate w.c. The living room features an attractive fireplace and double doors leading into a breakfast room, which in turn opens into a modern fitted kitchen with integrated appliances. A further sitting/dining room enjoys views over the rear garden, with French doors and triple aspect windows allowing for an abundance of natural light. The property benefits from a substantial plot with ample off road parking provided by a sweeping block paved driveway, offering space for several vehicles, together with a single attached garage featuring an electric roller door, power and lighting. To the front and side are well maintained planted borders and a block paved pathway leading to an attractive, elongated garden which wraps around to the rear. The rear garden features established shrubs, a timber shed, paved walkways, outside lighting and a water point, creating a pleasant and private outdoor space.

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 truly reveal the quality and space on offer at this superb home, and an early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE PORCH
A composite front door leads into the porch with UPVC double glazed windows to three sides, a fully tiled floor, wall mounted lighting and an internal door leading into the inner hallway.

INNER HALLWAY
Provides access via double doors to the living room, along with five further doors leading to the modern three piece house shower room, the sitting/dining room, the w.c. and two bedrooms. Loft access and a central heating radiator.

BEDROOM ONE
10'11" x 10'9" (3.33m x 3.30m)
UPVC double glazed leaded window overlooking the front elevation, a central heating radiator, and fitted wardrobes with integrated storage cupboards.

BEDROOM TWO
7'10" x 8'11" (2.39m x 2.74m)
UPVC double glazed window to the side elevation, a central heating radiator and a fitted double wardrobe.

W.C.
5'7" x 2'7" (1.72m x 0.81m)
A low flush w.c. and wall mounted wash basin with dual taps, tiled splashbacks, an extractor fan to the ceiling and a fully tiled floor.

SHOWER ROOM/W.C.
7'3" x 8'6" (2.21m x 2.61m)
A three piece suite including a walk-in shower cubicle with two solid glass shower screens and an electric shower, a low flush w.c., and a wall mounted wash basin with mixer tap set into a high gloss vanity unit with storage below. A vanity mirror with integrated LED lighting sits above. Fully tiled walls and floor, a chrome heated towel rail, extractor fan, underfloor heating and inset spotlights to the ceiling.

LIVING ROOM
13'3" x 15'7" (4.06m x 4.76m)
Coving to the ceiling, and a feature fireplace with a living flame gas fire, marble hearth, matching inset, and decorative surround. UPVC double glazed leaded window to the front elevation and a UPVC double glazed window to the side overlooking the porch, a central heating radiator and double timber doors leading into the breakfast room.

BREAKFAST ROOM
6'7" x 7'9" (2.03m x 2.37m)
Laminate flooring, a central heating radiator and a feature archway leading through to the kitchen.

KITCHEN
9'8" x 15'3" (2.95m x 4.66m)
Fitted with a range of wall and base shaker style units with chrome handles and granite work surfaces over. Integrated appliances include twin ovens and grill, a four ring gas hob with cooker hood above, and a 1.5 bowl sink with swan neck mixer tap. Space for a large freestanding fridge freezer, plumbing for a full sized dishwasher beneath the counter, with additional plumbing and space for a washing machine and dryer concealed within double cupboards. Tiled splashbacks, strip lighting, a UPVC double glazed window overlooking the rear garden and a door leading into the sitting/dining room.

SITTING/DINING ROOM
20'2" x 9'8" (6.15m x 2.95m)
A spacious and versatile room with two central heating radiators, four UPVC double glazed windows (two to the rear, one to the side, and one to the front), two wall lights, a ceiling fan, and UPVC double glazed French doors opening onto the rear garden. An internal door providing access back to the inner hallway.

OUTSIDE
To the front of the property is a sweeping block paved driveway providing ample off road parking for several vehicles leading to an attached single garage with an electric roller door, power and light. The front driveway is bordered by planted beds and a block paved pathway running along the left hand side of the property, leading through a long, attractive garden with planted borders to two sides, continuing into the rear garden. The rear garden is mainly laid to lawn with a central paved pathway leading to a timber shed at the rear, planted borders to two sides, a water point beneath the kitchen window, timber fencing to the side and rear boundaries, an external light, and a sensor light positioned to the back of the property.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.