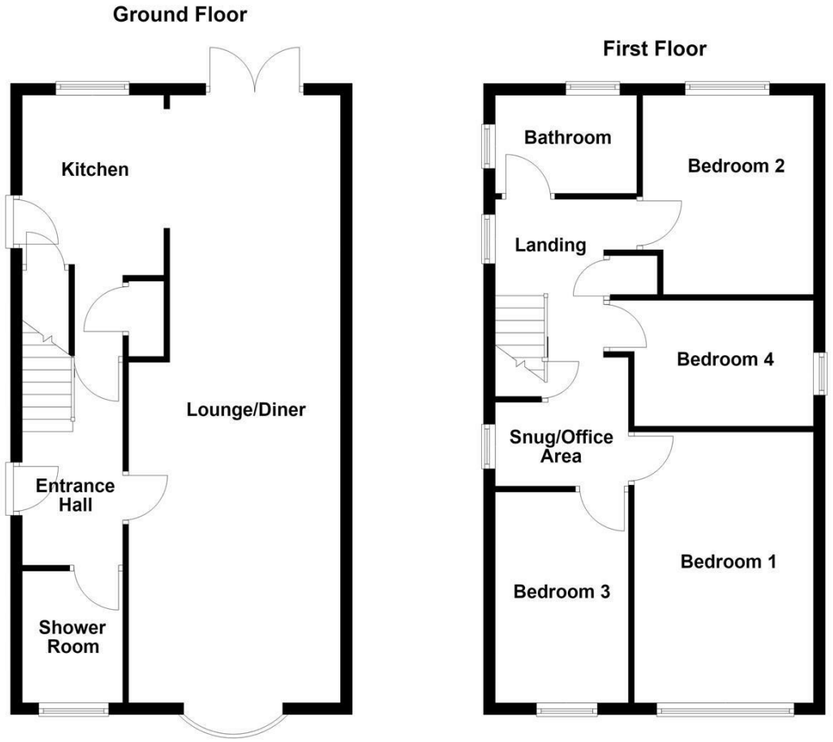




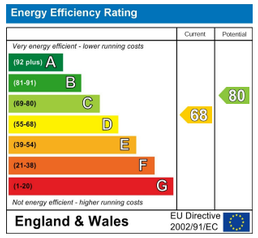


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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# 8 Stopford Avenue, Sandal, Wakefield, WF2 6RJ

## For Sale Freehold £425,000

Situated in the highly desirable location of Sandal is this superbly presented four bedroom detached family home. Tastefully decorated throughout, the property combines generous accommodation with a modern fitted kitchen, contemporary bathroom and shower room, ample off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and access to the downstairs shower room, spacious lounge diner and modern fitted kitchen. The lounge diner and kitchen interconnect to create a practical and sociable layout, with both also providing access to the outside. To the first floor, the landing provides loft access, useful storage cupboards and a versatile office/snug area, together with four well proportioned bedrooms and the house bathroom. Externally, the property benefits from a generous resin driveway providing ample off road parking for several vehicles, together with an EV charging point. Gated access leads to a further resin area and the enclosed rear garden, which is predominantly laid to lawn and features a porcelain paved patio beneath a timber canopy, creating an ideal space for outdoor dining and entertaining. A useful outbuilding provides additional storage, whilst the garden is fully enclosed, making it ideal for both children and pets.

The property is exceptionally well placed for a wide range of local amenities, including shops, highly regarded schools and popular public houses, whilst scenic walks and beauty spots such as Sandal Castle, Pugneys Country Park and Newmillerdam are all close by. Regular bus services operate nearby, Sandal & Agbrigg railway station is within easy reach, and Wakefield city centre offers further rail links to Leeds, Manchester and London. The M1 and M62 motorway networks are also only a short drive away.

An early viewing is highly recommended to fully appreciate all that this beautifully presented family home has to offer.



## ACCOMODATION

### ENTRANCE HALL
11'3" x 5'8" (3.45m x 1.73m)
Composite side entrance door with frosted and stained glass panel leading into the entrance hall. Central heating radiator, staircase providing access to the first floor landing and doors leading to the kitchen, lounge diner and downstairs shower room.

### SHOWER ROOM/W.C.
7'4" x 5'7" (2.25m x 1.72m)
Fitted with a low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a shower enclosure with electric overhead shower, separate shower attachment and glazed screen. Fully tiled walls. Frosted UPVC double glazed window overlooking the front elevation, extractor fan, spotlights to the ceiling and ladder style central heating radiator.



### LOUNGE DINER
33'7" x 11'11" (10.25m x 3.65m)
Generously proportioned dual aspect reception room with UPVC double glazed bow window overlooking the front elevation and a set of UPVC double glazed French doors opening onto the rear garden. Central heating radiator and column style central heating radiator. An opening leads through to the kitchen, with base units and quartz work surface extending through from the kitchen area. Space for a fridge freezer.



### KITCHEN
7'11" x 14'2" (2.42m x 4.32m)
Fitted with a modern range of wall and base units with quartz work surfaces over, incorporating an inset composite sink with mixer tap and quartz splashback. Four ring gas hob with extractor hood above, integrated oven, integrated slimline dishwasher and recessed washing machine. UPVC double glazed window overlooking the rear elevation and frosted UPVC double glazed side entrance door. Spotlights to the ceiling, access to two useful storage cupboards and an opening through to the lounge diner.



### FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, central heating radiator and loft access. Opening through to a snug/office area, with doors providing access to bedrooms two and four and the house bathroom.

### SNUG/OFFICE AREA
7'4" x 7'11" (2.25m x 2.43m)
Frosted UPVC double glazed window overlooking the side elevation, further loft access and useful overstairs storage cupboard. Doors provide access to bedrooms one and three.

### BEDROOM ONE
9'10" x 14'11" (3.02m x 4.55m)
UPVC double glazed window overlooking the front elevation, central heating radiator and spotlights to the ceiling.



### BEDROOM TWO
11'2" x 10'0" (3.42m x 3.06m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM THREE
11'4" x 7'11" (3.47m x 2.42m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM FOUR
6'11" x 11'9" (2.13m x 3.60m)
Frosted UPVC double glazed window overlooking the side elevation.

### BATHROOM/W.C.
5'5" x 7'8" (1.67m x 2.34m)
Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a panelled bath with mixer tap and shower head attachment. Fully tiled walls. Two frosted UPVC double glazed windows overlooking the side and rear elevations, LED mirror, spotlights to the ceiling and ladder style central heating radiator.



### OUTSIDE
To the front of the property is a low maintenance resin driveway with block paved edging and timber fencing, providing ample off road parking for several vehicles. There is also an electric vehicle charging point, with the driveway continuing down the side of the property where gated access leads into the rear garden. The attractive rear garden features a manicured lawn with planted borders and raised beds edged with railway sleepers. A porcelain paved patio area with canopy over provides an excellent space for outdoor dining and entertaining, while access is also provided to a useful outbuilding. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



### 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.