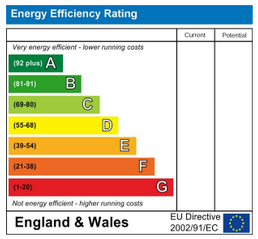
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

6 Stillwell Drive, Sandal, Wakefield, WF2 6HF

For Sale Freehold £440,000

A fantastic opportunity to purchase this four bedroom detached family house in Sandal. Benefitting from double bedrooms, ample reception rooms throughout, off road parking and an integral garage, this property is certainly not one to be missed.

Benefitting from UPVC double glazing throughout, the property briefly comprises of entry through a composite entrance door into the entrance hall. From the entrance hall there is access to the living room, kitchen/dining room, downstairs W.C., the sitting/dining room and an understairs storage cupboard. From the kitchen there is access to the utility room which provides access to the rear garden and the integral garage. Upstairs, to the first floor landing, there is access to four double bedrooms, the house bathroom and a storage cupboard. Outside, to the front of the property a spacious block paved driveway offers ample off road parking and leads to the integral garage with electric roller door. There's a well maintained lawn with block paved path and manicured borders. A cast iron gate to the side provides access to the enclosed rear garden, which features a block paved patio ideal for entertaining, a lawn with central slate border, sleeper edging, mature trees and shrubs. Additional features include a large timber double shed and a summer house in the corner.

The property is situated in this highly sought after residential area in one of the most desirable areas of Sandal. Local shops, schools and recreational facilities are close to hand and the property is well placed for accessing the Sandal/Agbrigg railway station. The city centre of Wakefield provides a broad range of amenities and the national motorway network is readily accessible.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door into the entrance hall, two UPVC double glazed windows to either side of the door. Central heating radiator, stairs to the first floor landing. Doors to the living room, kitchen diner, understairs storage, sitting room and the downstairs W.C..

LIVING ROOM
10'11" x 22'4" (3.35m x 6.83m)
Two UPVC double glazed windows to the front and rear, coving to the ceiling, two central heating radiators, gas fire on a marble hearth with marble matching interior and a wooden decorative surround.

KITCHEN/DINER
8'11" x 18'0" (2.73m x 5.50m)
Two UPVC double glazed windows to the rear, central heating radiator. A range of wall and base shaker style units with laminate worksurface over and laminate upstanding above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated twin oven and grill, four ring ceramic hob, tiled splashback, cooker hood over, integrated fridge, integrated dishwasher. Opening to the utility room. Boiler housed in here.

UTILITY ROOM
8'0" x 12'3" (2.44m x 3.74m)
UPVC double glazed door to the rear, UPVC double glazed window to the rear, central heating radiator, UPVC double glazed door into the integral garage. A range of wall and base shaker style units with laminate worksurface over and tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer, space for an American style fridge freezer.

INTEGRAL GARAGE
15'5" x 8'7" (4.71m x 2.64m)
Electric roller door to the front.

DOWNSTAIRS W.C.
5'4" x 2'7" (1.65m x 0.79m)
Low flush W.C., hand wash basin with chrome mixer tap and built into a vanity unit. Half tiled walls, wall mounted extractor fan.

SITTING/DINING ROOM
15'2" x 8'7" (4.63m x 2.62m)
UPVC double glazed bowed window to the front, central heating radiator, coving to the ceilng.

UNDERSTAIRS STORAGE CUPBOARD
Fixed shelving within.

FIRST FLOOR LANDING
UPVC double glazed window to the front, loft access. Doors to four bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE
14'1" x 11'8" (4.31m x 3.56m)
UPVC double glazed window to the front, central heating radiator, fitted double wardrobe with mirrored glass sliding doors.

BEDROOM TWO
10'6" x 10'5" (3.22m x 3.20m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
8'9" x 11'8" (2.67m x 3.57m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM FOUR
10'5" x 8'9" (3.19m x 2.68m)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
6'6" x 5'9" (min) x 8'0" (max) (1.99m x 1.76m (min) x 2.44m (max))
Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan, spotlights, tilled walls and floor. Comprising of a three piece suite with a panelled bath with a mixer tap and jacuzzi jets, a shower screen, electric shower and shower head attachment, low flush W.C., pedestal wash basin. Wall mounted vanity mirror, storage cupboard.

OUTSIDE
To the front there is a large block paved driveway providing ample off road parking for several vehicles and leading up to the integral garage with electric roller door. There is an attractive lawned garden with a block paved pathway, manicured planted borders on either side. A cast iron gate provides access down the right hand side of the property and leads to the enclosed rear garden. To the rear of the property, there is a block paved patio, perfect for entertaining and dining purposes and overlooking an attractive lawned garden with a central slate border, sleeper edges, mature trees and bushes. There is a large timber double shed overlooking the rear garden, as well as a timber summer house in the corner.

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.

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.