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

8 Sandal Avenue, Sandal, Wakefield, WF2 7LR

For Sale Freehold £585,000

An impressive and substantial family residence, offering elegantly appointed accommodation arranged over three floors, with four bedrooms, two bathrooms, two generously sized reception rooms, beautifully maintained gardens, and an oversized double garage, all set within a highly sought after and prestigious location.

Benefitting from a gas fired central heating system and double glazed windows throughout, this exceptional home is introduced via an open entrance porch leading into a spacious and welcoming reception hall. The principal living room is of grand proportions, featuring a striking curved bay window, a statement fireplace, and bi-folding doors that open into a separate formal dining room with views over the rear garden. The kitchen is fitted with a contemporary range of units and integrated appliances, offering both style and functionality. To the first floor, the principal bedroom is notably generous in size, complemented by a second double bedroom and a well proportioned single bedroom. A beautifully appointed family bathroom with a four piece suite and a separate W.C. complete the first-floor accommodation. The second floor is dedicated to an enviable bedroom suite, thoughtfully designed to include a sleeping area, study space, and an en suite bathroom, ideal for guests, older children, or as a private retreat. Externally, the property enjoys mature, well tended gardens to both the front and rear, and is further enhanced by an oversized double garage accessed from a rear lane, providing secure parking and additional storage.

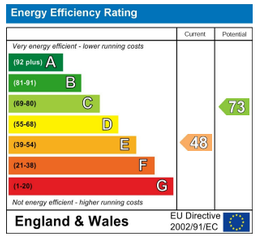
Occupying a prime position on a private, tree-lined avenue, the property is ideally situated within a highly desirable residential area. It offers convenient access to a range of local amenities including well regarded schools (with Good Ofsted ratings), scenic countryside walks around Sandal Castle, and the Sandal & Agbrigg railway station. Wakefield city centre is just a short distance away, and the national motorway network is easily accessible, making this a perfect home for families and commuters alike.

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

RECEPTION HALL
16'4" x 7'6" (5.0m x 2.3m)
Panelled front entrance door with leaded side screen, stripped and varnished floorboards, central heating radiator concealed in a cabinet and staircase to the first floor with useful understairs store.

LIVING ROOM
17'8" x 16'0" (5.4m x 4.9m)
Curved bay window to the front, two wall light points, moulded ceiling cornice and picture rail, central heating radiator and a lovely feature fireplace with a marble surround and hearth with steel insert housing a living flame coal effect gas fire. Bi-folding doors lead through to the dining room.

DINING ROOM
13'1" x 11'9" (4.0m x 3.6m)
Moulded ceiling cornice, stripped and varnished floorboards, Oriel bay window to the rear and double central heating radiator.

INNER HALLWAY
Central heating radiator and archway through to the kitchen.

KITCHEN
13'5" x 13'9" (4.1m x 4.2m)
Two windows overlooking the rear garden and fitted with an attractive range of cream fronted wall and base units with granite effect laminate worktops and tiled splash backs. Ceramic sink unit, provision for a Range style cooker with filter hood over (interested purchasers should note that the Range style cooker may be made available by separate negotiation), integrated dishwasher, space for a tall fridge/freezer and space with plumbing for a washing machine. Ceramic tiled floor. Door to a useful understairs cupboard which houses the gas fired central heating boiler. External panelled door to the side.

FIRST FLOOR LANDING
Leaded light window to the side and a further staircase to the second floor. Built-in linen cupboard.

BEDROOM ONE
17'8" x 16'0" (5.4m x 4.9m)
A grandly proportioned room with moulded ceiling cornice, picture rail, large window to the front and double central radiator.

BEDROOM TWO
13'1" x 11'9" (4.0m x 3.6m)
Window overlooking the rear garden, central heating radiator and a built-in double fronted wardrobe with cupboards over.

BEDROOM THREE
7'10" x 7'6" (2.4m x 2.3m)
Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.
12'1" x 5'10" (3.7m x 1.8m)
Beautifully finished to an excellent standard with a four piece white and chrome suite comprising roll-top bath with shower attachment, large separate shower cubicle with twin-head shower, vanity wash basin with cupboards under and low suite w.c. Part brick set tiled walls, tiled floor with under floor heating, chrome ladder style heated towel rail, extractor fan and frosted window to the rear.

SEPARATE W.C.
5'2" x 2'7" (1.6m x 0.8m)
Frosted window to the side, tiled floor and fitted with a two piece white and chrome suite comprising wall mounted wash basin and low suite w.c.

SECOND FLOOR - ATTIC BEDROOM SUITE
20'11" x 13'1" plus 6'10" x 6'10" (6.4m x 4.0m plus 2.1m x 2.1m)
A most characterful room with sloping ceilings, large picture window to the rear, central heating radiator and several access points to the eaves storage areas.

EN SUITE BATHROOM/W.C.
8'6" x 6'6" (2.6m x 2.0m)
Part brick set tiled walls, tiled floor and fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Central heating radiator and Velux rooflight set into the characterful sloping ceiling.

OUTSIDE
To the front, the property has a well proportioned and level lawned garden with paved pathways and mature established beds and borders. The pathway passes the side of the house, around to the rear, where there is a lovely paved patio seating area beyond which is a further level lawned garden, again with mature beds and borders, and to the rear there is a large detached garage.

DOUBLE GARAGE
Wide automated up and over door to the back lane, personal door to the side and windows to the garden. Ceramic Belfast sink unit and electric light and power are installed.

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

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.