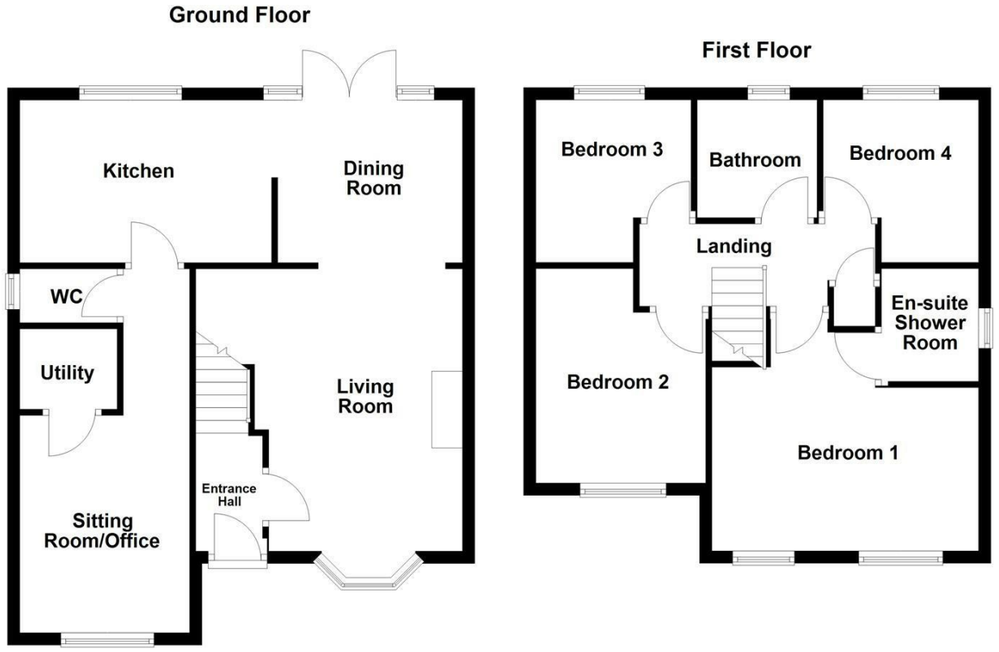
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



11 Newlyn Drive, Sandal, Wakefield, WF2 7DX

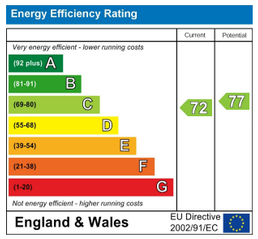
For Sale Freehold £299,995

Nestled within a sought after cul-de-sac location in the desirable Sandal area, this four bedroom detached family home offers spacious and versatile accommodation, along with off road parking and an enclosed rear garden. A superb opportunity with newly fitted doors and windows in 2022, the property is not to be missed.

The accommodation briefly comprises a welcoming entrance hall with a door leading to the living room with a multi-fuel stove, which in turn opens into the dining room with access to the rear garden and the kitchen. The kitchen leads through to a versatile office/sitting room, with further access to a downstairs w.c. and a separate utility room. To the first floor, the landing provides loft access, a storage cupboard housing the water tank, and doors to four well proportioned bedrooms and the house bathroom. Three of the bedrooms benefit from fitted wardrobes, while the principal bedroom enjoys the added advantage of an en suite shower room. Externally, the front garden is laid mainly to lawn with mature trees and shrubs, alongside a tarmacadam driveway providing off road parking for two to three vehicles. To the rear, the enclosed garden is also predominantly lawned, featuring mature planting and a pleasant patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.

The property is perfectly positioned for a range of buyers, particularly growing families, with local shops and well regarded schools within walking distance and a wider range of amenities available in Wakefield city centre. Excellent transport links are close at hand, including local bus routes, Sandal & Agbrigg railway station, and convenient access to the M1 and M62 motorway networks for those commuting further afield. Pugneys and Sandal Castle can also be reached via footpaths.

A full internal inspection is essential to fully appreciate all that this impressive home has to offer, and an early viewing is highly recommended to avoid disappointment.



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

ENTRANCE HALL
A frosted and stained glass entrance door leads into the entrance hall, with stairs to the first floor and a door providing access through to the living room.

LIVING ROOM
18'0" x 14'4" (max) x 6'4" (min) (5.51m x 4.37m (max) x 1.94m (min))
A UPVC double glazed bay window to the front, opening through to the dining room, a multi-fuel burning stove with stone hearth and surround, two central heating radiators and coving to the ceiling.

DINING ROOM
8'8" x 8'8" (2.66m x 2.66m)
UPVC double glazed French doors opening out to the rear garden, an opening through to the kitchen and a central heating radiator.

KITCHEN
8'8" x 14'8" (2.66m x 4.48m)
A range of wall and base shaker style units with complementary work surfaces, a 1.5 composite sink and drainer with mixer tap, tiled splashbacks, four ring stainless steel hob with extractor hood above, integrated oven, integrated under-counter freezer, integrated dishwasher and space for an American style fridge freezer. Central heating radiator, a UPVC double glazed window to the rear and a door leading to the sitting room/home office.

SITTING ROOM/HOME OFFICE
11'7" x 11'9" (max) x 8'2" (min) (3.55m x 3.60m (max) x 2.50m (min))
A UPVC double glazed window to the front, a central heating radiator, and doors leading to the utility room and downstairs w.c.

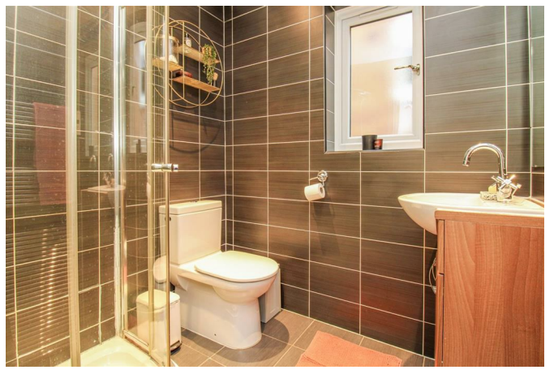
UTILITY ROOM
5'4" x 4'3" (1.65m x 1.30m)
Plumbing and space for a washing machine and tumble dryer, with the Vaillant combination boiler housed here.

W.C.
2'11" x 5'4" (0.90m x 1.65m)
A frosted UPVC double glazed window to the side, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, and tiled splashback.

FIRST FLOOR LANDING
Doors providing access to a storage cupboard, four bedrooms and the house bathroom.

BEDROOM ONE
12'6" x 14'3" (max) x 5'4" (min) (3.82m x 4.36m (max) x 1.65m (min))
UPVC double glazed windows to the front, fitted wardrobes with mirrored sliding doors, a central heating radiator and access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'0" x 5'1" (1.85m x 1.56m)
Spotlights, a UPVC double glazed window to the side, chrome ladder style radiator, low flush w.c., ceramic wash basin set into a storage unit with mixer tap, shower cubicle with mains fed shower and glass screen, extractor fan and full tiling.



BEDROOM TWO
9'2" x 9'10" (max) x 8'2" (min) (2.81m x 3.01m (max) x 2.50m (min))
A UPVC double glazed window to the front, a central heating radiator, and fitted wardrobes.

BEDROOM THREE
8'3" x 8'3" (max) x 5'10" (min) (2.54m x 2.53m (max) x 1.80m (min))
A UPVC double glazed window to the rear and a central heating radiator.

BEDROOM FOUR
8'3" x 6'4" (2.53m x 1.95m)
A fitted wardrobe, a uPVC double glazed window to the rear, and a central heating radiator.

HOUSE BATHROOM/W.C.
6'2" x 6'4" (1.90m x 1.95m)
A frosted UPVC double glazed window to the rear, spotlights, extractor fan, chrome ladder style radiator, concealed cistern w.c., ceramic wash basin built into a storage unit with mixer tap, and a panelled bath with mixer tap and shower attachment with full tiling.

OUTSIDE
Externally, to the front of the property, the garden is lawned with mature shrubs and trees, along with a tarmac driveway providing off-road parking for two to three vehicles and leading to the front door. To the rear is a mainly lawned garden incorporating a paved patio area, ideal for outdoor dining and entertaining, with raised beds, mature planting, and the garden fully enclosed by fencing, ideal for pets and children.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"Pugneys and Sandal Castle can both be reached on foot via well connected footpaths.."

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.