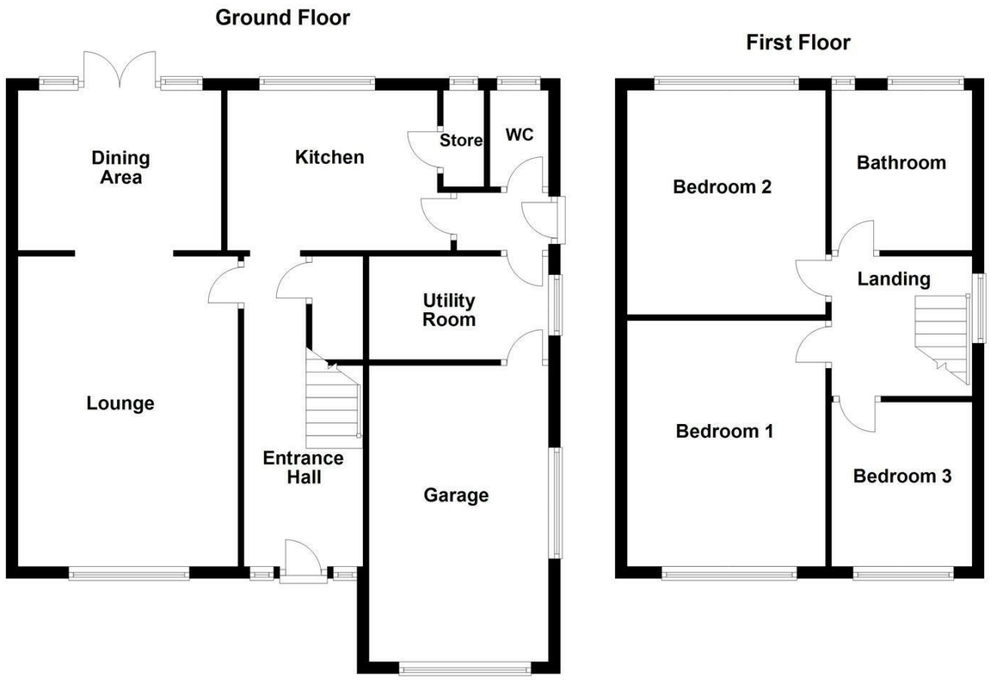
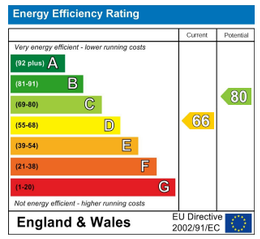




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

16 Duncan Avenue, Sandal, Wakefield, WF2 6AE

For Sale Freehold £330,000

Proudly presented to the market is this three bedroom detached family home, occupying a generous corner plot in the highly sought after area of Sandal. The property benefits from ample driveway parking, attractive side and rear gardens, and a versatile layout, making it an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall, kitchen, ground floor WC, and utility room with access to the snug/converted garage, together with a spacious lounge and dining area. To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom fitted with a four piece suite. Externally, the property enjoys a driveway to the front providing ample off road parking. To the side and rear, there are attractive lawned gardens with a patio area, all enclosed by timber fencing to create a private setting.

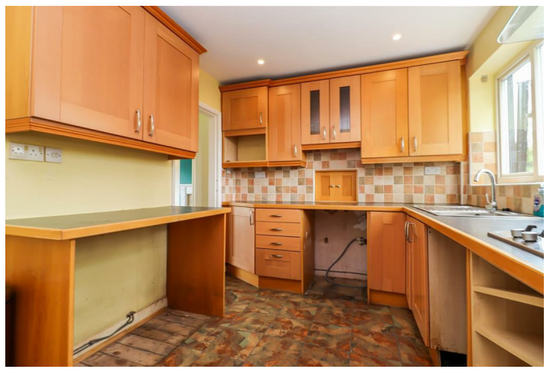
Peacefully positioned in a pleasant cul-de-sac within the highly desirable Sandal area, the property is ideally located within walking distance of Sandal Castle, Sandal & Agbrigg railway station, local amenities, and well-regarded schools. Wakefield city centre is only a short distance away, offering a wider variety of shops and services, while excellent motorway links provide convenient access for commuters.

Offered to the market with no onward chain and vacant possession, this property must be viewed internally to fully appreciate the accommodation and potential on offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, oak effect laminate flooring, central heating radiator, stairs to the first floor landing, spotlights, understairs storage cupboard and doors to the kitchen and open plan lounge/diner.

KITCHEN
11'1" x 8'5" (3.40m x 2.59m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and dishwasher. Five ring gas hob with extractor fan, integrated cooker, central heating radiator, spotlights, UPVC double glazed window to the rear elevation. Door to a storage cupboard and access to the w.c .and utility room with side door.



W.C.
5'2" x 2'7" (1.58m x 0.8m)
Low flush w.c., laminate flooring, wash hand basin and UPVC double glazed frosted window to the rear elevation.

UTILITY ROOM
8'4" x 5'3" (2.55m x 1.61m)
UPVC double glazed frosted window to the side elevation and door to the converted garage/snug.

SNUG (CONVERTED GARAGE)
8'2" x 15'8" (2.49m x 4.79m)
Laminate flooring, central heating radiator, UPVC double glazed frosted windows to the side and front elevation.

LOUNGE
16'9" x 11'9" (5.12m x 3.59m)
Central heating radiator, UPVC double glazed window to the front elevation, gas fireplace with feature surround and an opening into the dining area.

DINING AREA
10'6" x 8'5" (3.22m x 2.58m)
Two central heating radiators, UPVC double glazed windows and French doors to the rear elevation.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access, doors to three bedrooms and bathroom.

BEDROOM ONE
12'6" x 10'9" (3.83m x 3.30m)
Central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO
10'7" x 13'1" (3.24m x 4.01m)
Central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE
8'8" x 7'3" (2.65m x 2.23m)
Central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM/W.C.
7'4" x 8'3" (2.26m x 2.54m)
Four piece suite comprising low flush w.c., wash hand basin with mixer tap and shower unit with overhead shower. Central heating radiator, UPVC double glazed frosted window to the rear elevation, spotlights and extractor fan.

OUTSIDE
To the front is a driveway providing ample off road parking. To the rear is a lawned garden wrapping around the property sat on a generous corner plot with concrete patio area, surrounded by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have absolutely loved living here. The area is very safe and family-friendly, with excellent access to local schools, transport links, and lovely walks around Sandal Castle. The neighbours are fantastic, and there's a real sense of community on the street.
The house itself has been perfect for family life, with the converted garage giving extra space, which can easily be used as a snug, home office, or even a fourth bedroom. As it is the corner plot the house also offers exciting potential to extend the property in the future (subject to planning), while still keeping a good sized garden. The only reason we are moving is to relocate to a more rural setting, otherwise we would have happily stayed here for many more years."

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.