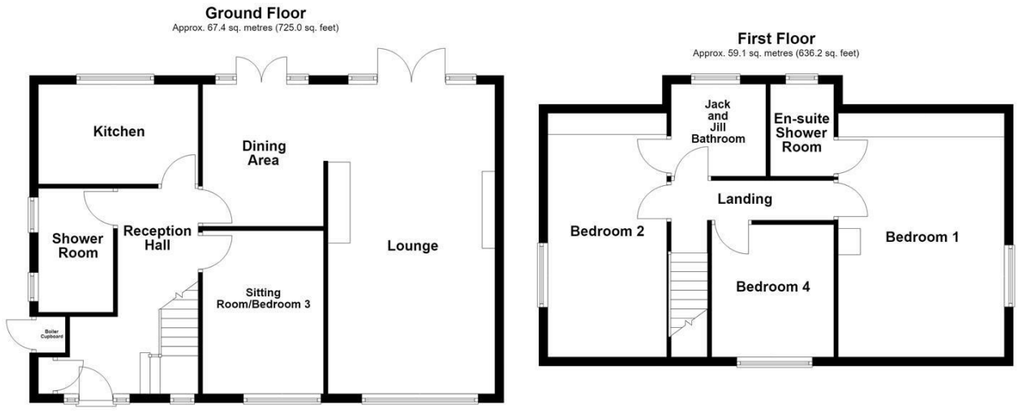
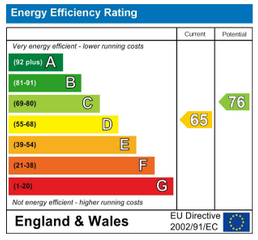


Total area: approx. 126.5 sq. metres (1361.2 sq. feet)



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

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9 The Russets, Sandal, Wakefield, WF2 6JF

For Sale Freehold Offers Over £575,000

Nestled in a sought after cul-de-sac in the highly desirable village of Sandal, this superbly presented four-bedroom detached family home offers spacious, versatile accommodation. Beautifully modernised and tastefully decorated throughout, the property sits on a generous plot with ample off-road parking and a detached garage, making it an ideal home for growing families.

The property has undergone an extensive programme of improvements, including a first floor extension completed in 2021. Replacement windows have been installed throughout, except in the ground-floor shower room and kitchen, while decorative glazing on the front windows complements the property's character. Internally, all rooms, except the smaller sitting room, have been replastered. Further improvements include new skirting boards, architraves, internal doors and door handles. All new radiators are fitted with individual thermostatic controls, and each of the three bathrooms has a heated towel rail.

The accommodation briefly comprises a welcoming entrance hall with light oak-effect luxury vinyl flooring, an upright central heating radiator and an oak staircase with matching banister and spindles leading to the first floor. The hallway also provides access to a useful storage cupboard and a separate electrical cupboard. Doors lead to a contemporary ground floor shower room, which also features light oak-effect luxury vinyl flooring, and to a versatile smaller sitting room, which could be utilised as a fourth bedroom or home office. This room also benefits from a television aerial socket. The spacious dining room features French doors opening onto the rear garden and flows seamlessly into the main living room. The larger sitting room also benefits from French doors opening onto the rear garden, creating a bright and welcoming space for everyday family living and entertaining. The modern fitted kitchen features grey luxury vinyl flooring and provides a practical and stylish space for cooking and dining. To the first floor, the landing provides access to three well proportioned bedrooms and a stylish Jack and Jill family bathroom. The principal bedroom benefits from a television aerial socket and a modern en suite shower room. The attic is accessed from the third bedroom and is partly boarded, with lighting providing useful additional storage space.

Externally, the property enjoys attractive front and rear gardens with mature planting. A generous tarmac driveway provides ample off-road parking and includes a dusk-to-dawn light and an outside tap. At the top of the driveway, a useful bin store offers gated access to the side boundary. The driveway leads to a detached garage with an electric, remote controlled roller door, power and lighting. The garage also benefits from a new rubber roof and fascias installed in 2023. A motion-sensor light is fitted to the garage wall, and a water butt is positioned at the rear. Yorkshire stone steps lead to the front entrance, and secure gated access is provided to both sides of the property. The tiered rear garden is predominantly laid to lawn with established borders, a Yorkshire stone patio and a side gravel pathway, creating an ideal space for outdoor dining and entertaining. The driveway also provides access to a useful boiler house and storage area housing an Ideal combination boiler, which has been serviced annually. The fully enclosed gardens are suitable for children and pets. Further features include external lighting and a television aerial fitted to the side of the property.

Sandal is one of Wakefield's most sought after residential locations, renowned for its excellent schools, local amenities, welcoming public houses and transport links. The area is ideally placed to enjoy many of Wakefield's most popular beauty spots, including Sandal Castle, Newmillerdam Country Park and Pugneys Country Park. Sandal & Agbrigg railway station is within easy reach, while Wakefield's two main railway stations offer direct services to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

This exceptional family home combines generous living space, a comprehensive range of improvements and a prestigious location. An early viewing is highly recommended to fully appreciate all this outstanding home offers.

ACCOMMODATION

RECEPTION HALL
A composite front entrance door with frosted and leaded glazed panels leads into the reception hall. There is a UPVC double-glazed leaded window to the front, ceiling spotlights, a column-style central heating radiator, and a staircase providing access to the first floor. The hallway also benefits from a fitted storage cupboard, together with doors leading to the sitting room/bedroom three, dining area, kitchen, shower room, and a further storage cupboard.

SITTING ROOM/BEDROOM THREE
8'11" x 12'0" (2.73m x 3.68m)
A versatile reception room or ground-floor bedroom with a UPVC double-glazed leaded window to the front, a central-heating radiator and coving to the ceiling.

DINING ROOM
10'5" x 8'11" (3.20m x 2.72m)
UPVC double-glazed French doors lead to the rear garden, with coving to the Ceiling and a central heating radiator. An opening lead into the lounge.

LOUNGE
22'11" x 12'4" (7.00m x 3.78m)
A spacious dual-aspect reception room with UPVC double glazed leaded windows to the front and UPVC double-glazed French doors opening to the rear garden. There are two central heating radiators and ceiling coving.

SHOWER ROOM/W.C.
5'4" x 9'0" (1.65m x 2.76m)
Fitted with a three piece suite comprising a low-flush WC, a pedestal wash basin with a mixer tap, and a shower cubicle with a mains-fed shower attachment and a glazed shower screen. There are two frosted UPVC double-glazed side windows, ceiling spotlights, an extractor fan, a chrome ladder style central heating radiator, and partial wall tiling.

KITCHEN
7'4" x 11'7" (2.25m x 3.55m)
Fitted with a range of wall and base Shaker-style units with laminate work surfaces, incorporating a composite 1.5 sink and drainer with a mixer tap and tiled splashbacks. There is a four-ring electric hob with an extractor hood above, an integrated oven, space and plumbing for a washing machine, and space for an under-counter fridge or freezer. The kitchen also benefits from a UPVC double glazed window overlooking the rear garden and ceiling spotlights.

FIRST FLOOR LANDING
12'0" x 4'8" (3.67m x 1.43m)
Coving and spotlights to the ceiling, with doors leading to three bedrooms and to the Jack and Jill-style bathroom.

BEDROOM ONE
18'0" x 12'3" (5.50m x 3.75m)
A spacious principal bedroom with a UPVC double glazed side window, coving to the ceiling, a central heating radiator and a range of fitted wardrobes. A door provides access to the en-suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'5" x 7'1" (1.37m x 2.17m)
Fitted with a three-piece suite comprising a low flush WC, a ceramic wash basin set within a vanity storage unit with a mixer tap, and a shower cubicle with a mains-fed shower attachment and a glazed shower screen. There is a frosted UPVC double-glazed window to the rear, ceiling spotlights, an extractor fan, a chrome ladder style central heating radiator, and partial wall tiling.

BEDROOM TWO
18'0" x 8'5" (5.50m x 2.58m)
A spacious double bedroom with a UPVC double-glazed window to the side, coving to the ceiling, central heating radiator and a range of fitted wardrobes. A door provides direct access to the Jack and Jill-style bathroom.

BEDROOM FOUR
9'10" x 8'11" (3.00m x 2.72m)
A well proportioned bedroom with a UPVC double-glazed leaded window to the front, coving to the ceiling, and a central-heating radiator. There is also access to the loft via a pull-down wooden ladder, with the loft providing boarded storage space.

JACK AND JILL BATHROOM/W.C.
7'1" x 7'6" (2.16m x 2.30m)
Accessible from both bedroom two and the first-floor landing, the bathroom features a low-flush WC, a ceramic wash basin set within a vanity storage unit with a mixer tap, and an L-shaped panelled bath with a mixer tap, a mains-fed shower attachment and a glazed shower screen. There is a frosted UPVC double-glazed window to the rear, ceiling spotlights, an extractor fan, a chrome ladder style central heating radiator and partial wall tiling.

OUTSIDE
To the front of the property is a generous lawned garden with mature trees, shrubs and planted borders. A tarmac driveway provides off-road parking for several vehicles and features a dusk-to-dawn security light and an outside water tap. The driveway continues along the side of the property to a detached single garage. At the top of the driveway is a separate enclosed bin store with gated access to the side boundary. Also accessed from the driveway is a useful boiler house and storage area housing an Ideal combination boiler. The garage benefits from an electric remote-controlled roller door, two electrical sockets and strip lighting. The battery-operated remote-control system is connected to the mains electricity supply. Yorkshire stone steps lead from the driveway to the front entrance door, which benefits from an external light. The front garden is enclosed by timber fencing, while secure side gates with padlocks provide additional security at the rear of the property. The tiered rear garden is predominantly laid to lawn and incorporates a Yorkshire stone patio, ideal for outdoor dining and entertaining. The garden also features a range of mature trees, shrubs and planted borders, together with a gravel pathway to the side. A motion-sensor security light is attached to the rear garage wall, while a water butt is positioned behind the garage. The garden is fully enclosed by timber fencing, making it suitable for children and pets. A television aerial is fitted to the side of the property.

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.