

**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**373 Milnthorpe Lane, Sandal, Wakefield, WF2 7HT**

**For Sale Freehold £699,995**

Renovated to an extremely high standard throughout is this exceptionally rare and unique 1930's Art Deco four bedroom detached family home sitting within the prestigious area of Sandal boasting elevated balcony, ample off road parking provided by a sweeping driveway furthered by an integral garage and generously proportioned landscaped rear garden.

The property fully comprises of the entrance hall, living room, stunning open plan living/dining/kitchen with pantry cupboard off, office, utility room and downstairs shower room/w.c. with further hallway leading to the integral garage. Stairs to the first floor lead to four bedrooms with bedroom one boasting covered balcony overlooking the front elevation and four piece suite house bathroom/w.c. Outside to the front is a large L-shaped tarmac driveway providing ample off road parking with attractive lawns to either side leading to the integral garage. To the rear is a spacious Indian stone paved patio area, perfect for entertaining and dining purposes leading up to an attractive lawn with manicured planted borders and an abundance of fruit trees surrounded by privet hedges and timber panelled surround fences.

Situated in the sought after location of Sandal the property is ideally located for all local amenities such as shops and well regarded schools. For those who enjoy idyllic walks, Sandal Castle and Pugneys Country Park are only a short walk away. Main bus routes run to and from Wakefield city centre and the motorway network is only a short drive away, perfect for those looking to travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Engineered wooden floor, wall mouldings, UPVC double glazed frosted window overlooking the front aspect, dado rail, central heating radiator, coving to the ceiling and doors to the understairs storage cupboard and living room.

### LIVING ROOM

11'10" x 13'6" [3.63m x 4.14m]

Curved wall with four UPVC double glazed windows overlooking the front aspect, central heating radiator, engineered wooden floor and archway providing access to the open plan living/kitchen/dining area.



### LIVING DINING KITCHEN

18'11" [min] x 19'10" [max] x 26'0" [5.78m [min] x 6.07m [max] x 7.93m]

Range of wall and base units with central island with granite work surface over and granite upstanding above, space for an American style fridge/freezer, breakfast bar with seating for four, Range cooker with black splash back and cooker hood over. Integrated full size dishwasher and double stainless steel sink with chrome swan neck mixer tap. Large UPVC double glazed lantern window, UPVC double glazed window overlooking the rear garden and part porcelain tiled floor and part engineered wooden floor, set of sliding doors leading out to the landscaped rear garden, two central heating radiators, inset spotlights to the ceiling. Archway providing access into the office and door providing access into built in pantry cupboard.



### PANTRY CUPBOARD

Fixed shelving within and light. Timber single glazed frosted window and laminate floor.

### OFFICE

8'8" x 12'0" [2.65m x 3.67m]

Laminate flooring, central heating radiator, a set of UPVC double glazed French doors leading to the rear garden and door providing access to the utility room.

### UTILITY ROOM

8'4" [max] x 6'6" [min] x 4'9" [2.55m [max] x 2.0m [min] x 1.47m]

Range of wall and base units with laminate surface over and upstanding above, plumbing and drainage for a washing machine, laminate flooring and doors to the inner hallway and modern downstairs shower room.

### SHOWER ROOM/W.C.

3'1" x 8'3" [0.96m x 2.54m]

Three piece suite comprising low flush w.c., wash basin with mixer tap built into vanity cupboards with vanity mirror and larger than average shower cubicle with glass sliding door, mixer shower with rain shower head and rain shower attachment. Fully tiled walls and floor. UPVC cladding to the ceiling, inset spotlights to the ceiling and extractor fan. UPVC double glazed frosted window to the side aspect.

### HALLWAY

Archway providing access into the boiler cupboard and door to the integral single garage.

### INTEGRAL GARAGE

16'1" x 9'1" [4.92m x 2.78m]

Timber single glazed window to the side aspect, built in work bench, power and light. Electric quarter panelled door to the front.

### FIRST FLOOR LANDING

Doors providing access to four bedrooms, house bathroom and storage cupboard over the bulkhead of the stairs with fixed shelving within.

### BEDROOM ONE

8'4" x 16'4" [2.55m x 4.99m]

Set of UPVC double glazed French doors leading out onto an elevated balcony overlooking the front elevation with windows either side, inset spotlights to the ceiling, fitted double wardrobe with mirror glass sliding doors and UPVC double glazed window with built in timber blinds to the rear elevation and contemporary radiator.



### BALCONY

Covered balcony with cast iron railings surrounding on two sides.



### BEDROOM TWO

13'5" x 12'1" [4.10m x 3.69m]

Three UPVC double glazed windows overlooking the front elevation, two double fitted wardrobes with sliding doors, laminate flooring and central heating radiator.



### BEDROOM THREE

10'10" x 12'10" [3.32m x 3.93m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with mirror glass sliding doors.

### BEDROOM FOUR

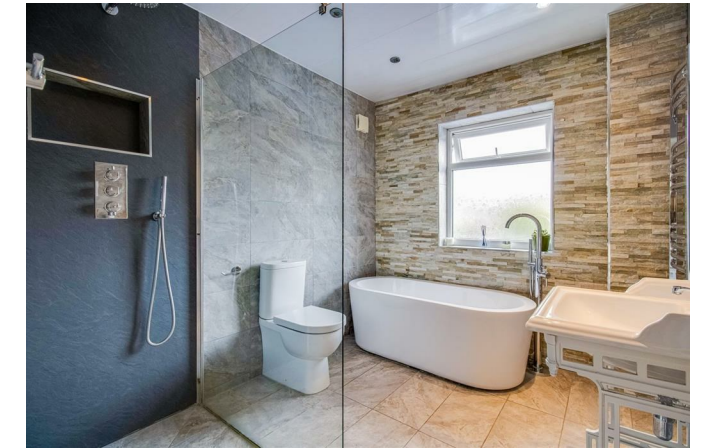
8'3" x 6'11" [2.53m x 2.12m]

Laminate flooring, UPVC double glazed window overlooking the front elevation and contemporary radiator.

### BATHROOM/W.C.

9'3" x 7'8" [2.82m x 2.36m]

Four piece suite comprising freestanding ceramic bath with chrome mixer tap and pull out shower attachment, low flush w.c., large ceramic wash basin with chrome mixer tap and walk in shower cubicle with solid glass shower screen, mixer shower with rain shower head and shower attachment. Fully tiled walls and floor. UPVC cladding to the ceiling, inset spotlights, extractor fan, shaver socket point and UPVC double glazed frosted window to the rear elevation.



## OUTSIDE

To the front of the property there is a large L-shaped tarmac driveway providing ample off road parking with two attractive lawned gardens to either side leading to the integral garage. There are two tarmac pathways running down the left and right hand side of the property leading to timber gate accessing the enclosed landscaped rear garden. Within the rear garden is a large Indian stone paved patio area, perfect for entertaining and dining purposes with timber steps leading up to an attractive lawn with manicured planted borders and an abundance of fruit trees surrounded by privet hedges and timber panelled surround fences.

## 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.