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44 Chevet Lane, Sandal, Wakefield, WF2 6JD

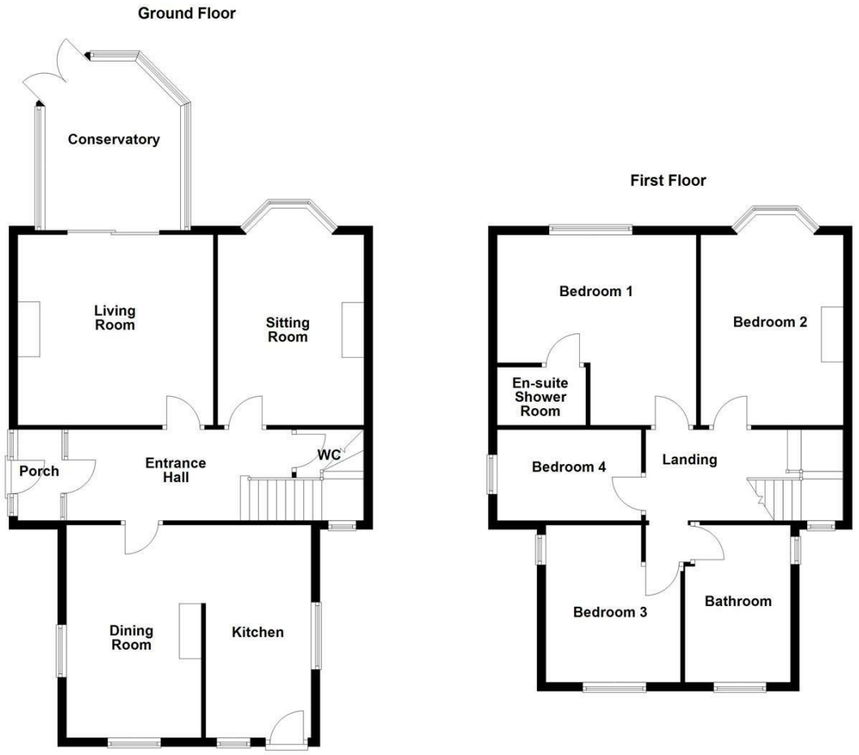
For Sale Freehold £450,000

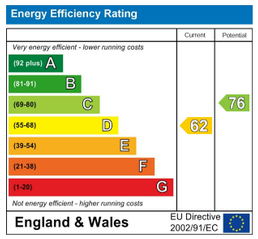
Situated on the highly sought after Chevet Lane in the desirable Sandal area of Wakefield is this four bedroom detached family home. While requiring a degree of modernisation, the property offers immense potential boasting four well proportioned bedrooms, generous reception space, and a sizeable plot, making it an opportunity not to be missed.

The accommodation briefly comprises an entrance porch opening into a welcoming hallway, which provides access to the dining room, sitting room, living room, and ground floor w.c. The dining room leads through to the kitchen, while the living room opens into a conservatory with views and access onto the rear garden. To the first floor, the landing grants access to four bedrooms and the house bathroom, which also provides loft access. Externally, the property is approached via a spacious tarmac driveway offering ample off road parking for multiple vehicles, leading to two detached single garages with up and over doors. A paved pathway provides access to the front entrance and side elevations. The frontage is enhanced by mature trees, shrubs, and timber double gates, creating a private and welcoming approach. To the rear, the garden is predominantly laid to lawn with established planting, all fully enclosed by timber fencing.

Sandal is a highly regarded location, ideally suited to a range of purchasers, particularly families. The area is well served by local amenities, including excellent schools within walking distance, and is close to Pugneys Water Park and Newmillerdam Country Park for leisure pursuits. Convenient transport links are also nearby, with regular bus services, Sandal & Agbrigg train station, and easy access to the M1 and M62 motorway networks for those commuting further afield.

Offered for sale with no chain and vacant possession, a full internal inspection is strongly recommended to fully appreciate the potential this property has to offer, and early viewing is advised 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

PORCH
Composite side door with frosted glass pane, block paving on the floor and timber frame door with frosted glass pane into the entrance hall.

ENTRANCE HALL
6'9" x 17'0" (2.08m x 5.2m)
Stairs provide access to the first floor landing, decorative panelling to the walls, exposed beams to the ceiling, central heating radiator and doors to the dining room, living room, sitting room and downstairs WC.

LIVING ROOM
13'11" x 14'2" max x 4'5" min (4.25m x 4.33m max x 1.35m min)
Aluminium sliding doors to the conservatory, coving to the ceiling, central heating radiator and decorative fireplace with tiled hearth, brick surround and wooden mantle.

CONSERVATORY
12'7" x 10'0" max x 3'11" min (3.85m x 3.07m max x 1.21m min)
Surrounded by UPVC double glazed windows, with UPVC double glazed French doors to the rear garden.

SITTING ROOM
17'3" x 10'11" max x 3'3" min (5.27m x 3.33m max x 1.0 min)
UPVC double glazed bay window to the rear, central heating radiator, coving to the ceiling and open fireplace with tiled hearth, tiled surround and wooden mantle.

W.C.
6'9" x 5'1" (2.08m x 1.55m)
Frosted single pane timber frame window to the front, central heating radiator, low flush WC, pedestal wash basin with mixer tap and full tiling.

DINING ROOM
10'0" x 15'10" max x 3'3" min (3.07m x 4.84m max x 1.0m min)
Opening into the kitchen, UPVC double glazed window to the side, timber frame double glazed window to the front, central heating radiator and fitted exposed brick and tiled breakfast bar.

KITCHEN
15'10" x 7'10" (4.85m x 2.4m)
Timber frame double glazed windows to the front and side, timber frame stable door with frosted glass panel to the front. Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, 4-ring gas hob with stainless steel extractor hood and integrated oven. Space and plumbing for a washing machine, space for fridge freezer, and housing the combi boiler.

FIRST FLOOR LANDING
Decorative panelling to the walls, timber frame frosted single pane window to the front, exposed beams to the ceiling and doors to bedroom one, bedroom two, bedroom three, bedroom four and the house bathroom.

BEDROOM ONE
14'2" x 13'10" max x 6'9" min (4.33m x 4.23m max x 2.07m min)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'7" x 4'3" (2.02m x 1.32m)
Pedestal wash basin, shower cubicle with rainfall overhead shower, shower head attachment and water jets with glass shower screen, coving to the ceiling and full tiling.

BEDROOM TWO
17'7" x 10'11" max x 3'5" min (5.37m x 3.33m max x 1.06m min)
UPVC double glazed bay window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
10'1" x 11'7" max x 7'6" min (3.09m x 3.55m max x 2.3m min)
UPVC double glazed window to the front, timber frame single pane window to the side, coving to the ceiling and central heating radiator.

BEDROOM FOUR
10'2" x 6'10" (3.1m x 2.1m)
UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.
11'5" x 7'8" max x 7'2" min (3.5m x 2.36m max x 2.2m min)
Frosted UPVC double glazed window to the front, timber frame single pane window to the side, loft access, column central heating radiator, low flush WC, pedestal wash basin with mixer tap, standalone roll top bath with mixer tap and shower attachment and a separate shower cubicle with rainfall shower head attachment and water jets with glass shower screen. Full tiling.

OUTSIDE
A large tarmac driveway leads up to the property, providing off road parking for several vehicles and approaching two detached single garages with up and over doors. The front also incorporates mature trees and shrubs and a paved area which leads to the front door and a pathway around the side of the property. Timber fence surround and a set of timber gates providing access. The rear garden is mainly laid to lawn with planted features throughout including mature trees, shrubs and flowers. The garden itself is fully enclosed by timber fencing.

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

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.