



WAKEFIELD  
01924 291 294

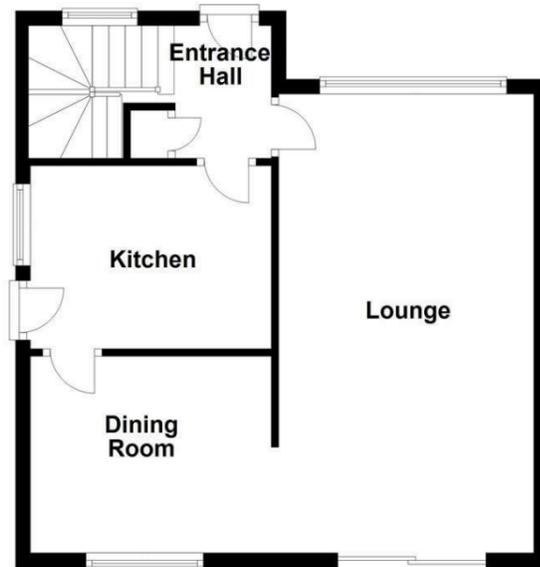
OSSETT  
01924 266 555

HORBURY  
01924 260 022

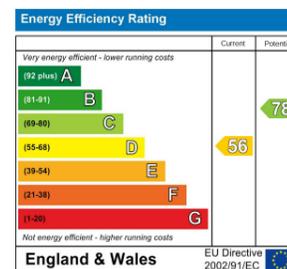
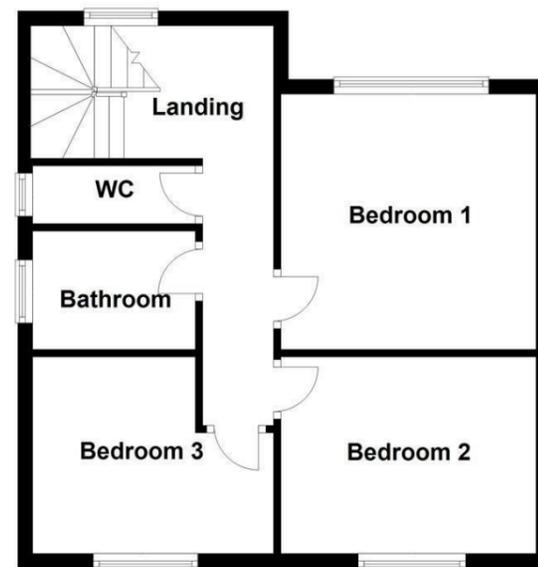
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**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.



**5 Knightsway, Sandal, Wakefield, WF2 7EG**

**For Sale Freehold £375,000**

Occupying a corner plot position is this superbly appointed and attractive three bedroom detached family home, situated in this prime part of Sandal benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, spacious lounge, dining room and kitchen. Stairs to the first floor lead to three well proportioned bedrooms, modern bathroom and separate w.c. Outside, an attractive and low maintenance artificial lawned gardens to the front, side and rear with stone patio area to the rear overlooking the stream. There is a block paved driveway to the front providing off street parking for one vehicle leading to the garage.

The property is well placed to local amenities including schools, shops and restaurants as well as Newmillerdam and Pugneys country parks. There is good access to the motorway network with the M1 motorway only a short distance away and local bus routes to and from Wakefield city centre.

Offered for sale with no onward chain and vacant possession upon completion, a fantastic home, ideal for the family or those looking to downsize and a viewing comes highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor landing, doors to the kitchen, spacious lounge and cloaks.

### KITCHEN

11'4" x 7'11" [3.46m x 2.42m]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer taps, space for a fridge, integrated dishwasher, integrated oven and grill, four ring gas hob, fully tiled floor, UPVC double glazed window to the side and composite side entrance door. Radiator, recess ceiling spotlights and doors to pantry and dining room.

### DINING ROOM

9'10" x 10'9" [3.02m x 3.28m]

Feature stone fire surround, radiator, coving to the ceiling, UPVC double glazed window to the rear and opening into the lounge.



### LOUNGE

11'4" x 20'4" [3.47m x 6.22m]

UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear, coving to the ceiling and electric fire with attractive stone surround and tiled hearth.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the front, coving to the ceiling, loft access and doors to three bedrooms, bathroom and separate w.c.

### W.C.

Low flush w.c., wash basin, fully tiled walls, wood effect floor, recess ceiling spotlights and UPVC double glazed frosted window to the side.

### BATHROOM

6'1" [max] x 7'4" [max] [1.86m [max] x 2.25m [max]]

Pedestal wash basin, panelled bath, corner shower cubicle with mixer shower, fully tiled walls, wood effect floor, UPVC double glazed frosted window to the side and heated chrome towel radiator.



### BEDROOM ONE

11'5" x 10'11" [max] [3.49m x 3.34m [max]]

Quality fitted wardrobes to one side of the wall, radiator and UPVC double glazed window to the front.



### BEDROOM TWO

11'5" x 8'8" [3.50m x 2.66m]

Radiator, coving to the ceiling, UPVC double glazed window to the rear and bespoke fitted wardrobes to one side of the wall.



### BEDROOM THREE

10'9" x 5'4" [min] x 8'8" [max] [3.29m x 1.63m [min] x 2.65m [max]]

Radiator, UPVC double glazed window to the rear and coving to the ceiling.

### OUTSIDE

To the front is a block paved driveway providing off street parking for one vehicle leading to the garage. The garage could be readily converted into a fourth bedroom or spacious home office. The third [side] garden would also be an attractive site for a garden room office. Either option would provide outstanding value for money. There is an attractive artificial lawned garden with plants and shrubs bordering. A stone flagged path leads to the front door. There is a side garden with artificial lawn and to the rear, an attractive artificial lawned garden with terrace patio area and further crazy paved flagged patio. The property enjoys an elevated view of an attractive stream populated by ducks and fish at the bottom of the garden.



### GARAGE

8'2" x 16'9" [2.49m x 5.11m]

Sloping roof to one side, electric operated door, UPVC double glazed frosted window to the side, UPVC door to the rear, radiator and combination boiler is housed in here.

### 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.