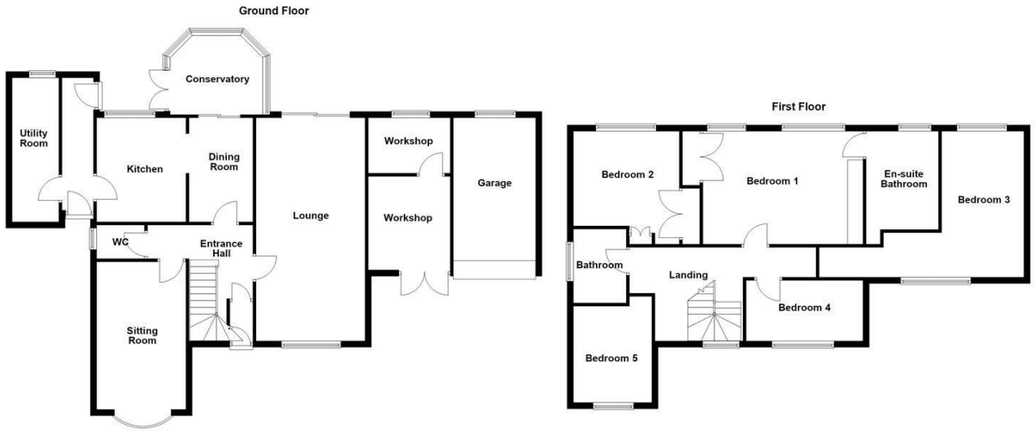
Richard Kendall Estate Agent

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27 Pledwick Crescent, Sandal, Wakefield, WF2 6DF

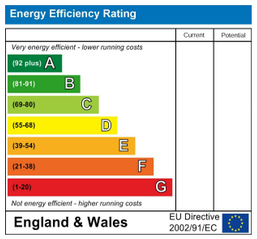
For Sale Freehold £600,000

Proudly introduced to the market and offered for sale with no onward chain and vacant possession is this substantially extended five bedroom detached family home, situated in the highly sought after area of Sandal. Offering an impressive amount of accommodation, including five generous bedrooms and three reception rooms, the property provides an exciting opportunity for buyers looking to create a substantial long term family home and would benefit from a programme of modernisation.

The property is approached via a generous resin driveway leading to a UPVC entrance door and porch, which in turn opens into the welcoming entrance hall with useful understairs storage. The ground floor offers excellent versatility with three separate reception spaces. The main living room features a gas fire with attractive surround and windows overlooking the rear garden. A particularly spacious sitting room benefits from a UPVC bay window, allowing an abundance of natural light to fill the room and providing an excellent additional family or entertaining space. At the heart of the home is the kitchen diner, fitted with a range of integrated appliances and complemented by tiled flooring. From here, access is provided to a conservatory offering further flexible living space and useful storage. A separate utility room provides excellent additional practicality, with space for a range of household appliances and access to both the front and rear of the property. A downstairs WC completes the ground floor accommodation. To the first floor are five well proportioned bedrooms, including three generous double bedrooms. The principal bedroom benefits from its own en suite bathroom, while the remaining bedrooms are served by the main family bathroom. Externally, the resin driveway provides ample off road parking and leads to the attached garage, which features a manual up and over door, power and lighting. Side access leads through into the enclosed rear garden. The rear garden is arranged over two levels and features a flagged patio area together with a lawn, providing plenty of space for outdoor dining, entertaining and family enjoyment.

Enjoying a pleasant cul de sac setting within the highly regarded area of Sandal, the property is conveniently positioned for an excellent range of local shops, amenities and primary and secondary schools. The picturesque surroundings of Newmillerdam Country Park are also within easy reach, while Wakefield city centre and surrounding transport connections are readily accessible.

Offering substantial accommodation and considerable potential for a purchaser to modernise and personalise to their own requirements, this is a rare opportunity to acquire a sizeable family home in a highly desirable location. An early viewing is highly recommended to fully appreciate the space, setting and potential this impressive property has to offer.



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

ENTRANCE HALL
UPVC entrance door leading into the entrance hall. Carpeted flooring, central heating radiator and staircase providing access to the first floor landing. Useful understairs storage and access to the lounge, kitchen diner, sitting room, downstairs W.C.

LOUNGE
23'7" x 11'7" (7.21m x 3.55m)
A generously proportioned reception room with carpeted flooring, central heating radiator and coving to the ceiling. UPVC double glazed window overlooking the front elevation, together with a floor-to-ceiling UPVC double glazed window overlooking providing access towards the rear garden. Feature gas fire with decorative surround.



KITCHEN/DINING ROOM
16'7" x 11'2" (5.08m x 3.42m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a ceramic sink and drainer. Integrated oven, four ring gas hob with tiled splashback and further useful storage cupboard. Tiled flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. UPVC French doors provide access into the conservatory.



SIDE ENTRANCE HALL
UPVC entrance doors providing access to both the front and rear of the property, together with access into the utility room.

UTILITY ROOM
12'2" x 4'11" (3.73m x 1.50m)
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and space for a tumble dryer. Combination boiler, tiled flooring and UPVC double glazed window overlooking the rear elevation.

CONSERVATORY
6'9" x 7'1" (2.08m x 2.17m)
Laminate flooring, polycarbonate roof and UPVC double glazed windows and doors opening onto the rear garden.



W.C.
3'6" x 5'3" (1.09m x 1.61m)
Fitted with a low flush W.C. and wash basin with mixer tap. Tiled flooring and frosted UPVC double glazed window overlooking the side elevation.

SITTING ROOM
9'5" x 16'2" (2.88m x 4.95m)
Carpeted flooring, central heating radiator and UPVC double glazed bay window overlooking the front elevation.



FIRST FLOOR LANDING
Carpeted staircase and landing, central heating radiator and UPVC double glazed window overlooking the front elevation. Useful storage cupboard and access to the bedrooms and house bathroom.

BEDROOM ONE
14'7" x 15'6" (4.47m x 4.74m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



EN SUITE BATHROOM/W.C.
10'1" x 7'7" (3.08m x 2.32m)
Fitted with a suite comprising low flush W.C., wash basin with separate hot and cold taps and panelled bath with separate hot and cold taps and shower attachment. Fully tiled walls and flooring, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
11'4" x 11'9" (3.47m x 3.60m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation. Built-in wardrobes provide useful storage.

BEDROOM THREE
8'8" (min) x 21'9" (max) x 15'5" (2.66m (min) x 6.63m (max) x 4.72m)
Carpeted flooring, central heating radiator, built in wardrobe, steps leading up to the landing and UPVC double glazed windows overlooking the front and rear elevation.

BEDROOM FOUR
6'5" x 12'4" (1.96m x 3.78m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM FIVE
8'7" x 12'5" (2.63m x 3.81m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

HOUSE BATHROOM/W.C.
7'5" x 5'3" (2.27m x 1.61m)
Fitted with a low flush W.C., pedestal wash basin with separate hot and cold taps and panelled bath with shower attachment. Fully tiled walls, central heating radiator, loft access and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is a resin driveway providing ample off road parking and access to the integral garage (2.70m x 5.14m). Access is also provided around the property to the rear garden. To the rear is a larger than average, mature west facing garden. Immediately to the rear is a flagged patio area, ideal for outdoor dining and entertaining, with steps leading down through established planted borders to a generous lawned garden. The garden is enclosed by mature planting and boundary features, providing an attractive outdoor space.

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.