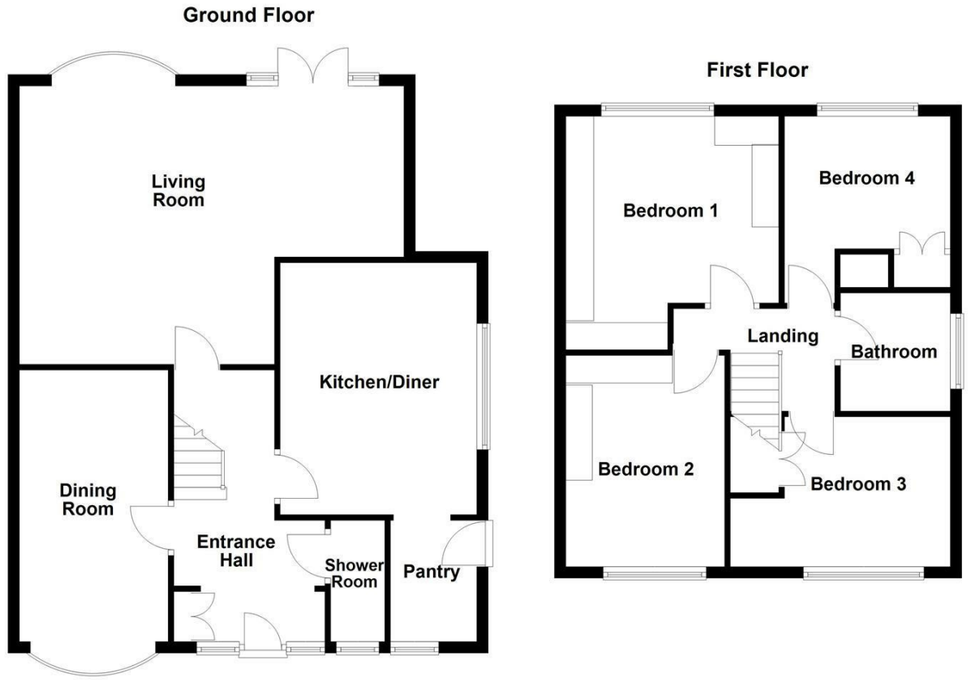

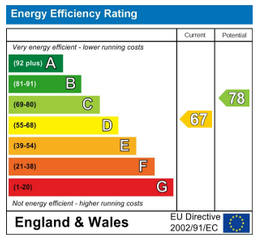

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

WAKEFIELD 01924 291 294
OSSETT 01924 266 555
HORBURY 01924 260 022
NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844

3 Churchill Grove, Sandal, Wakefield, WF2 6RG

For Sale Freehold £380,000

Positioned on a generous corner plot within a pleasant cul-de-sac in the highly sought after area of Sandal, this impressive and extended four bedroom detached home offers spacious and versatile living accommodation, ample off street parking, a detached garage and beautifully landscaped gardens.

The property comprises, to the ground floor: a welcoming entrance hall, formal dining room, ground floor shower room, spacious kitchen/diner with pantry and a generous living room. To the first floor are four well proportioned bedrooms and a four piece family bathroom. Externally, the property boasts a front driveway with side patio and steps leading to an elevated second driveway providing additional parking and access to the single detached garage. The enclosed rear garden features a paved patio area ideal for outdoor entertaining, a built-in BBQ space, a well maintained lawn, and timber shed.

Sandal is a highly desirable location, offering a wide range of local amenities including shops, schools, and public transport links. Excellent connectivity is provided via the nearby M1 motorway and Sandal & Agbrigg train station, ideal for commuters.

A viewing is essential to fully appreciate the quality this outstanding family home has to offer.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with frosted side panels, central heating radiator, stairs to the first floor landing and doors to the cloakroom cupboard, dining room, kitchen/diner, shower room and living room.

DINING ROOM
8'6" x 16'1" (2.61m x 4.92m)
Solid wooden floor, UPVC double glazed bow window overlooking the front aspect, central heating radiator, coving to the ceiling, built in library style shelves and dado rail.

SHOWER ROOM/W.C.
6'1" x 3'2" (1.86m x 0.97m)
Three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and enclosed shower cubicle with mixer shower. UPVC double glazed frosted window to the front aspect, ladder style radiator, inset spotlights and fully tiled floor.

KITCHEN/DINER
11'3" x 14'6" (3.44m x 4.43m)
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated twin oven and grill, four ring gas hob with cooker hood. Space and plumbing for a washing machine, space for a dishwasher, UPVC double glazed window overlooking the side aspect, inset spotlights, fully tiled floor, central heating radiator and feature archway providing access into the pantry.

PANTRY
6'2" x 3'6" (1.88m x 1.09m)
UPVC double glazed frosted window to the front aspect, side entrance door, space for a fridge/freezer, fixed shelving and fully tiled floor.

LIVING ROOM
13'6" (max) x 8'5" (min) x 22'0" (4.13m (max) x 2.59m (min) x 6.73m)
UPVC double glazed bow window, a set of UPVC double glazed French doors with panel windows to the rear garden. Coving to the ceiling, two central heating radiators and living flame effect gas fire on a marble hearth with marble interior and surround.

FIRST FLOOR LANDING
Fixed shelving, loft access, doors to four bedrooms and bathroom.

BEDROOM ONE
11'8" (max) x 10'8" (min) x 11'8" (3.58m (max) x 3.26m (min) x 3.57m)
Range of fitted wardrobes, fitted drawers, storage cupboards, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM TWO
12'3" (max) x 10'7" (min) x 8'7" (3.75m (max) x 3.24m (min) x 2.64m)
UPVC double glazed window overlooking the front elevation, central heating radiator, fitted wardrobes and fitted dressing table.

BEDROOM THREE
8'8" x 12'8" (2.65m x 3.87m)
UPVC double glazed window overlooking the front elevation, central heating radiator, storage cupboards, fitted dressing table and overstairs fitted double wardrobe.

BEDROOM FOUR
10'9" (max) x 7'6" (min) x 9'6" (3.28m (max) x 2.31m (min) x 2.91m)
Fitted desk, drawers, fitted double wardrobe, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
6'3" x 6'8" (1.92m x 2.05m)
Four piece suite comprising corner bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c. and enclosed shower cubicle with mixer shower. Fully walls and floor. Door providing access into a storage cupboard with fixed shelving.

OUTSIDE
To the front of the property is a block paved driveway providing ample off road parking with mature bushes and trees. A pathway to the side of the property leads to a paved patio area with steps leading to a further driveway providing off road parking and single detached garage with manual up and over door. To the rear is a block paved patio area, perfect for entertaining and dining purposes with a built in brick BBQ overlooking an attractive lawned garden with plants, bushes and trees within. To the back of the garden is a second patio area with timber shed, fully enclosed by timber fencing.

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.