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Orchards, 399a Milnthorpe Lane, Sandal, Wakefield, WF2 7HT

For Sale Freehold £595,000

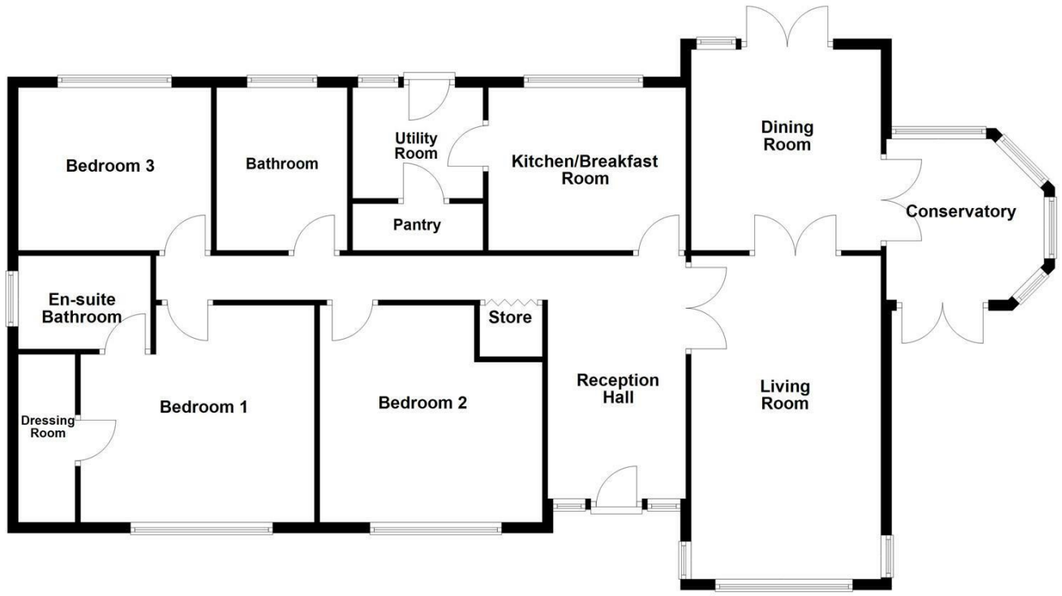
Occupying a generous plot and set back from the main roadside, this substantial three bedroom detached bungalow offers excellent potential for further development, subject to the necessary consents and benefits from gas central heating and double glazing.

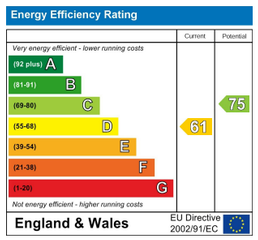
The property briefly comprises of the reception hallway leading to a spacious living room, separate dining room, conservatory, breakfast kitchen, utility room and pantry. There are three double bedrooms, with bedroom one benefiting from an en suite bathroom and walk in dressing room, in addition to the main house bathroom. Externally, to the front there is gated access to a pebble driveway providing ample off street parking, leading to a brick built detached garage with electric operated door. The front garden is mainly laid to lawn with planted borders, trees, shrubs and a small orchard. To the rear is a private enclosed garden incorporating a stone flagged terrace, patio seating area and a further lawned garden to the side with additional patio space.

Situated in a prime part of Sandal, the property is well placed for a range of local amenities including shops, well regarded schools, supermarkets, Pugneys Country Park, Newmillerdam, Sandal & Agbrigg train station and has good access to the motorway network.

Offered for sale with no chain involved and vacant possession, this is a rare opportunity for a growing family or those looking to downsize to a spacious bungalow in a sought after location. An early viewing is highly recommended.

Ground 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.

ACCOMMODATION

RECEPTION HALL
Entrance door with double glazed window panels to either side leading into the reception hallway, with coving to the ceiling, dado rail and two radiators. Doors lead into the living room, breakfast kitchen, bathroom, storage cupboard and three bedrooms.

LIVING ROOM
12'10" x 19'3" (3.92m x 5.88m)
Gas fire with marble back and hearth with attractive surround, coving to the ceiling, two radiators and double glazed windows to the front and side elevations. Ceiling rose and French doors leading into the dining room.

DINING ROOM
12'6" x 12'10" (3.82m x 3.92m)
Coving to the ceiling, radiator, double glazed UPVC French doors and windows, hatch through to the breakfast kitchen and further French doors leading into the conservatory.

CONSERVATORY
9'5" x 9'4" (2.89m x 2.86m)
Fully double glazed UPVC on a brick built base with French doors to the front, parquet flooring, radiator and TV point.

BREAKFAST KITCHEN
11'11" x 9'10" (3.65m x 3.0m)
A range of modern wall and base units with work surfaces incorporating one and a half stainless steel sink and drainer with mixer tap, integrated fridge, integrated dishwasher, drawer units, integrated Bosch grill and double oven, electric hob with stainless steel filter hood above, tiled splashbacks, tiled effect flooring, double glazed window to the rear, coving to the ceiling, radiator and door leading into the utility room.

UTILITY ROOM
7'10" x 6'10" (2.39m x 2.09m)
Base unit with work surface incorporating one and a half stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, double glazed UPVC door and window to the rear, coving to the ceiling, boiler housed here, tiled effect floor, radiator and door leading into pantry/store.

PANTRY/STORE
2'8" x 7'10" (0.82m x 2.41m)
Space for freezer, tiled effect flooring and fitted shelving.

BEDROOM ONE
14'3" x 12'6" (max) x 10'5" (min) (4.35m x 3.83m (max) x 3.20m (min))
Fitted bedroom furniture including dressing table and wardrobes, coving to the ceiling, radiator, double glazed window to the front and access to walk-in dressing room with radiator. Door leading to en-suite.

EN SUITE BATHROOM
5'9" x 8'0" (1.77m x 2.45m)
Three piece suite with wash basin and panelled bath with mixer shower attachment, fully tiled walls, radiator, coving to the ceiling, spotlights and double glazed frosted window to the side.

BEDROOM TWO
13'10" x 12'6" (max) x 9'10" (min) (4.23m x 3.82m (max) x 3.02m (min))
Coving to the ceiling, radiator and double glazed window to the front.

BEDROOM THREE
9'10" x 11'10" (3.01m x 3.63m)
Coving to the ceiling, radiator and double glazed window to the rear.

BATHROOM
9'9" x 7'10" (2.99m x 2.40m)
Low level WC, wash basin, bidet, shower cubicle with mixer shower, large tiled sunken bath, fully tiled walls, coving to the ceiling, double glazed frosted window to the rear, radiator and spotlights to the ceiling.

OUTSIDE
Outside, the property is set back from the main roadside with shared private access. Gated entrance to pebble driveway providing off street parking leading to a brick built detached garage, lawned garden, plants, trees and shrubs, and gated access to the rear garden. There is a small orchard of mature apple, pear and plum trees. To the rear of the garage there is a further brick built store room with UPVC door, double glazed window, light and power. Rear garden with high degree of privacy, mainly laid to lawn with stone flagged terrace, patio area, built-in barbecue and planted borders. Further lawned garden areas to the side and front with plants, trees and shrubs.

DETACHED GARAGE
18'11" x 10'10" (5.79m x 3.31m)
Brick built with electric door, UPVC side door, double glazed window, light and power.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.