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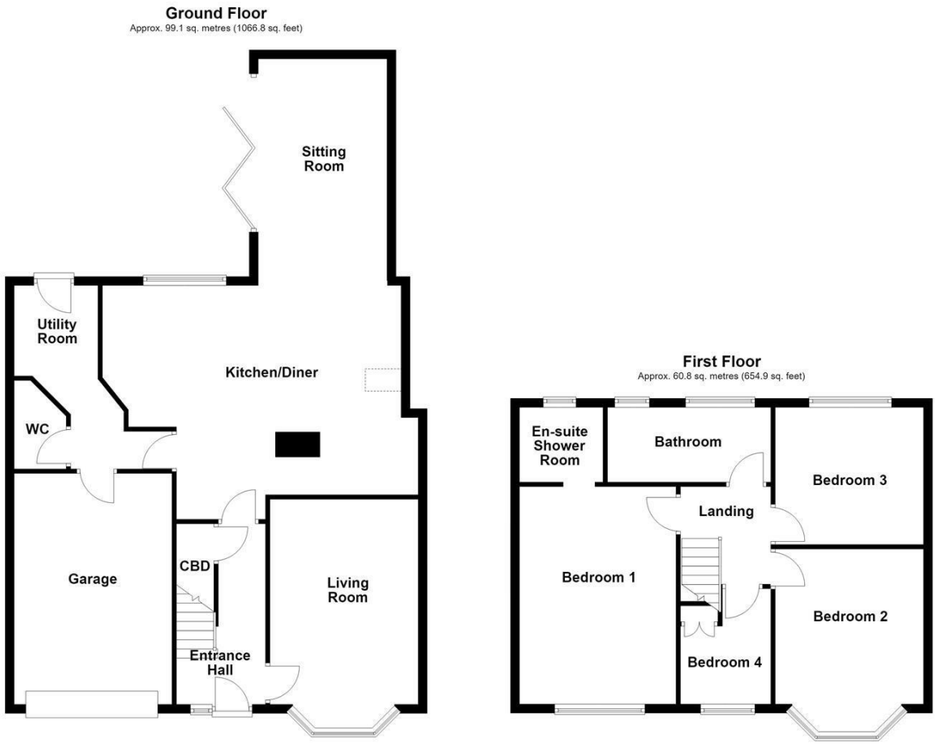


Total area: approx. 159.9 sq. metres (1721.7 sq. feet)

63 Pledwick Lane, Sandal, Wakefield, WF2 6EA

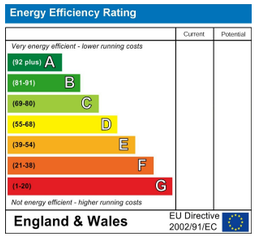
For Sale Freehold £575,000

A superb opportunity to purchase this well appointed and extended four bedroom detached executive family home, situated within the sought after area of Sandal.

The entrance hall provides access to the principal ground floor accommodation. The living room features a bay window and a gas fire, while an understairs cupboard offers useful storage. Timber double doors with glazed inserts open into the impressive extended open plan kitchen, dining and family room. The kitchen is fitted with a modern range of handle less units with quartz work surfaces and a matching quartz breakfast bar. Integrated appliances are included, while the adjoining dining area benefits from Velux windows and opens into the sitting area. Bi-folding doors lead directly onto the landscaped rear garden, creating an excellent space for entertaining and family living. A separate utility room provides access to the ground-floor W.C. and the integral garage, completing the ground floor accommodation. To the first floor, the landing provides access to four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, a fitted dressing table and an arched opening leading into the en suite shower room. A modern three piece family bathroom serves the remaining bedrooms. The property is approached by a substantial resin driveway, providing ample off road parking for several vehicles and leading to the integral garage, which benefits from an electric roller door, power and lighting. A covered entrance porch features downlighting, with an electric vehicle charging point positioned to the side. Outside, a block paved pathway and timber gate lead to an Indian stone pathway and the landscaped rear garden. The garden features an Indian stone patio, ideal for outdoor dining and entertaining, with external lighting, power points and a wall-mounted connection point. The attractive L-shaped lawn is enclosed by timber fencing to all three sides, providing a secure and private setting. A timber feature wall positioned on the patio creates an appealing backdrop for alfresco dining.

The property is conveniently located close to Newmillerdam Country Park, with regular bus services to and from Wakefield city centre. A range of local amenities, schools and facilities are within easy walking distance, while the M1 motorway is only a short drive away, making the property ideal for commuters.

Only a full internal inspection will reveal everything this stunning family home has to offer. An early viewing is highly recommended.



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
A composite front entrance door leads into the entrance hall, which has LVT flooring, a central heating radiator and a staircase rising to the first floor landing. Three doors provide access to the understairs storage cupboard, living room and open-plan kitchen diner.

LIVING ROOM
10'11" x 17'11" (max) x 15'1" (min) (3.34m x 5.47m (max) x 4.60m (min))
A walk in UPVC double glazed bay window overlooks the front aspect. There is a living flame coal effect gas fire set on a marble hearth with a decorative wooden surround, together with a central heating radiator.

OPEN PLAN KITCHEN DINER
17'2" x 22'2" (max) x 18'0" (min) (5.24m x 6.78m (max) x 5.51m (min))
The kitchen is fitted with a range of bespoke solid wood, handle less base units with quartz work surfaces, matching quartz upstands and a quartz window sill. A Franke 1 1/2 bowl stainless steel sink is inset into the work surface, with a drainer cut into the quartz and a mixer tap with swan-neck spout. Integrated appliances include a full size wine cooler, full size Neff dishwasher, Neff oven and grill, and a five ring gas hob with a glass splashback and Neff extractor above. There is also space for an American-style fridge freezer. A breakfast bar provides seating for three, while the dining area offers ample space for a family dining table. There are two central heating radiators, LVT flooring and inset spotlights to the ceiling. A UPVC double glazed window overlooks the landscaped rear garden. Two UPVC double glazed Velux windows are positioned above the kitchen, with a further Velux window above the dining area. A door leads into the utility room, while the room opens into the sitting area.

SITTING ROOM
16'6" x 9'6" (5.03m x 2.91m)
The sitting room features a pitched ceiling with a built-in speaker system, a central heating radiator and UPVC double glazed bi-folding doors opening directly onto the Indian stone patio and landscaped rear garden.

UTILITY ROOM
6'2" x 12'1" (max) x 6'5" (min) (1.88m x 3.69m (max) x 1.98m (min))
Fitted with a range of handle less wall and base units with laminate work surfaces and tiled splashbacks. There is space and plumbing for a washing machine, together with space for a tumble dryer beneath the work surface. The room also has half-tiled walls, Karndean flooring, inset spotlights and a central heating radiator. Pop up electrical sockets are incorporated into the work surface, while the combination boiler is housed within one of the cupboards. A composite door leads out to the rear garden, a fire door provides access to the integral garage and a further timber door leads into the downstairs W.C.

DOWNSTAIRS W.C.
5'3" x 4'9" (max) x 1'10" (min) (1.62m x 1.46m (max) x 0.56m (min))
Fitted with a low-flush W.C. and a wall mounted wash basin with mixer tap. There are half-tiled walls, Karndean flooring, a chrome heated towel rail, extractor fan and inset spotlights.

INTEGRAL GARAGE
17'7" x 10'9" (5.37m x 3.30m)
A wider-than-average single garage with an electric roller door, power and lighting. There are hot and cold water supplies, together with plumbing for a washing machine.

FIRST FLOOR LANDING
The landing provides access to four bedrooms and the modern family bathroom. A loft hatch has a fold-down wooden ladder, with the loft being partially boarded and having lighting.

BEDROOM ONE
10'7" x 15'10" (3.24m x 4.84m)
A UPVC double glazed window overlooks the front elevation. The room has Karndean flooring, a central heating radiator and a range of fitted wardrobes, drawers and a fitted dressing table with a glass top. An arched opening leads into the en suite shower room.

EN SUITE SHOWER ROOM
5'4" x 6'0" (1.64m x 1.85m)
Fitted with a modern three piece suite comprising an enclosed shower cubicle with glazed door, chrome fittings, mixer shower, rainfall shower head and separate shower attachment. There is also a low flush W.C. and a wall mounted wash basin with mixer tap, tiled splashback and high gloss vanity units beneath. A vanity mirror with integrated lighting is fitted above. Additional features include a chrome heated towel rail, inset spotlights, extractor fan and a frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
10'11" x 14'3" (max) x 11'5" (min) (3.34m x 4.36m (max) x 3.49m (min))
A UPVC double glazed walk-in bay window overlooks the front elevation. The room has Karndean flooring and a central heating radiator.

BEDROOM THREE
10'11" x 10'1" (3.33m x 3.09m)
A UPVC double glazed window overlooks the rear elevation. There is Karndean flooring and a central heating radiator.

BEDROOM FOUR
6'10" x 8'6" (max) x 5'8" (min) (2.10m x 2.60m (max) x 1.74m (min))
A UPVC double glazed window overlooks the front elevation. The room has a central heating radiator and a built-in double door wardrobe positioned over the stair bulkhead.

BATHROOM
5'5" x 12'1" (1.66m x 3.69m)
The modern three-piece bathroom comprises a panelled bath with a hinged glazed shower screen, mixer tap and separate mixer shower with chrome rainfall shower head. There is also a low flush W.C. and a wall mounted wash basin with mixer tap, tiled splashback and fitted vanity drawers beneath. A wall mounted shaver socket and vanity mirror with integrated LED lighting are also provided. Two frosted UPVC double glazed windows overlook the rear elevation. Further features include a ladder style heated towel rail, inset spotlights, extractor fan, waterproof panelled walls, laminate upstands and tiled effect laminate flooring.

OUTSIDE
To the front, the property has a substantial resin driveway providing ample off-road parking for several vehicles. Low-maintenance pebbled borders contain established shrubs and are edged with solid railway sleepers. A covered UPVC entrance porch with a tiled roof features cladding and inset spotlights. An electric vehicle charging point is mounted to the front wall. A block paved pathway leads through a timber gate at the side of the property and continues into the rear garden. The landscaped rear garden features an Indian stone paved patio, ideal for outdoor dining and entertaining. Three chrome up-and-down wall lights illuminate this area. Indian stone steps lead down to a matching pathway, which continues around the side of the property to the timber gate. The attractive L shaped lawn is complemented by railway sleeper-edged borders containing a range of shrubs and plants, together with low maintenance pebbled sections. The garden is fully enclosed by timber fencing to all three sides. There is an external power socket, outside water connection and a decorative slatted timber feature wall positioned beside the patio.

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.

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.