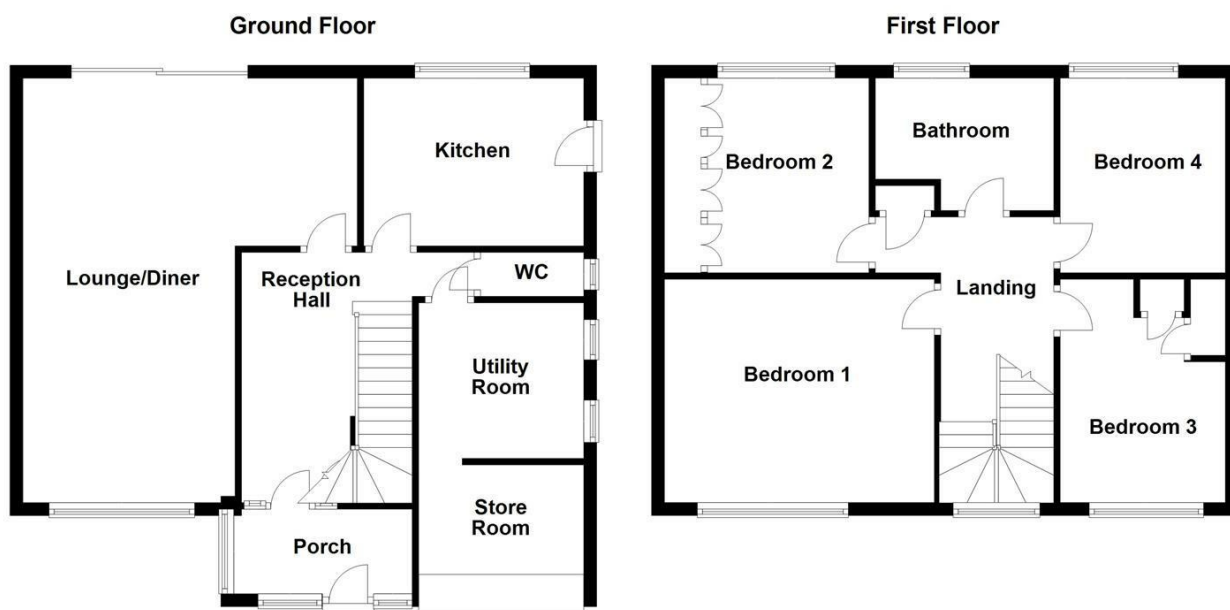


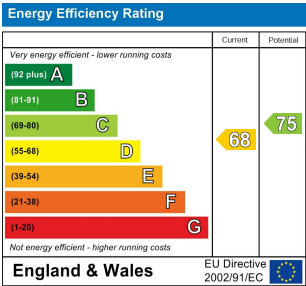


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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 01924 260 022

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 01924 899 870

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 01977 798 844



13 Milnthorpe Drive, Sandal, Wakefield, WF2 7HU

For Sale Freehold £375,000

Situated in this prime part of Sandal is this spacious and attractive four bedroom detached family home, boasting enviable far reaching views to the rear towards Sandal Castle. The property benefits from a modern kitchen, attractive low maintenance gardens and spacious house bathroom with four piece suite. UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance porch, reception hall, spacious L-shaped through lounge/diner with patio doors to the rear garden, modern kitchen, downstairs w.c. and former garage which is now split into a utility room and store with electric roller door. The first floor landing leads to four good sized bedrooms and the house bathroom/w.c. Outside, a block paved driveway provides off street parking with an adjoining pebbled garden which could provide further off street parking if required, with shrubs bordering. Whilst to the rear, there is a well stocked garden designed for low maintenance with enviable open views over fields and countryside.

Situated in well regarded part of Sandal, the property is well placed for access to a range of amenities including local shops, schools, bus routes and easy access to junction 39 of the M1 motorway for those wishing to commute further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

9'0" x 4'3" [2.76m x 1.32m]

UPVC double glazed front entrance door, tiled floor, UPVC double glazed windows to the front and side, wall lighting and UPVC double glazed door with frosted glazed side screens, leading into the spacious reception hall.

RECEPTION HALL

12'8" x 11'10" max [3.88m x 3.62m max]

Ceiling rose, coving to the ceiling, central heating radiator, staircase to the first floor landing, understairs storage cupboard and doors to the lounge/diner, kitchen, downstairs w.c. and utility/store room.

LOUNGE/DINER

17'0" x 21'10" max [5.19m x 6.66m max]

UPVC double glazed window to the front, UPVC double glazed sliding patio doors to the rear garden, three ceiling roses, coving to the ceiling, two central heating radiators and a living flame effect gas fire on a marble hearth with matching decorative surround.



KITCHEN

11'2" x 8'6" [3.41m x 2.60m]

Comprising a range of modern wall and base units with laminate work surface over and tiled splash back. Integrated oven and grill, integrated microwave, four ring gas hob with cooker hood above, breakfast bar, integrated fridge, integrated freezer, central heating radiator, inset spotlights to the ceiling, coving to the ceiling, UPVC double glazed window to the rear and UPVC double glazed side entrance door.

DOWNSTAIRS W.C.

Two piece suite comprising low flush w.c. and wall mounted wash basin. Part tiled walls and UPVC double glazed frosted window to the side.

UTILITY/STORE ROOM

6'9" x 8'2" [2.07m x 2.51m]

Formerly a single garage, now split into a utility room at the rear and store room at the front with electric roller door. The utility room comprises base unit with laminate work surface, space for a dryer, space for an under counter fridge, plumbing for a washing machine, wall mounted boiler and two UPVC double glazed frosted windows to the side. Power and lighting.

FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom/w.c. UPVC double glazed window to the front, coving to the ceiling, loft access and storage cupboard.

BEDROOM ONE

13'6" x 11'3" [4.13m x 3.44m]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



BEDROOM TWO

9'11" x 10'0" [3.04m x 3.07m]

UPVC double glazed window to the rear enjoying open aspect views, coving to the ceiling, central heating radiator and a range of fitted wardrobes.



BEDROOM THREE

11'4" x 8'2" [3.47m x 2.51m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes with matching drawers.



BEDROOM FOUR

9'11" x 8'2" [3.03m x 2.50m]

UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



HOUSE BATHROOM/W.C.

9'4" x 6'5" [2.86m x 1.98m]

Four piece white suite comprising panelled bath with shower attachment, shower cubicle with mixer shower, low flush w.c. with concealed cistern and wash basin set onto a vanity unit. UPVC double glazed frosted window to the rear, fully tiled walls, vanity mirror, inset spotlights to the ceiling, chrome ladder style radiator and further central heating radiator.



OUTSIDE

To the front, a block paved driveway provides off street parking leading to the integral store room (former garage) with an adjoining pebbled garden which could provide further off street parking if required, with shrubs bordering. Whilst to the rear, there is a well stocked garden designed for low maintenance with paved patio seating areas, pebbled sections, pergola and boasting enviable far reaching open aspect views over fields towards Sandal Castle.



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.