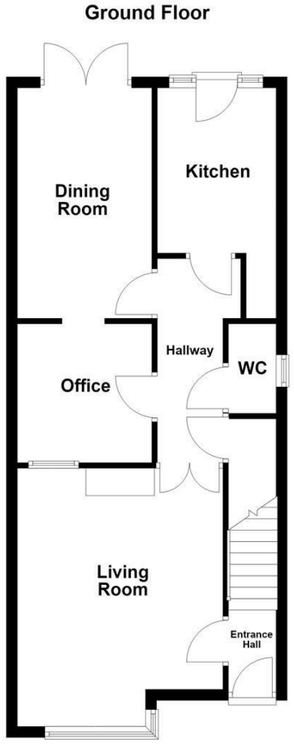
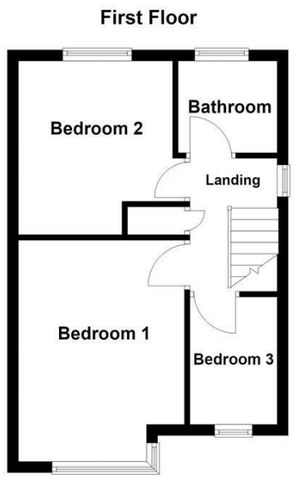
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







59 Woolgreaves Drive, Wakefield, WF2 6DS

For Sale Freehold £290,000

Situated in the sought after Sandal area of Wakefield is this well presented three bedroom semi detached home, offering well proportioned accommodation together with extended ground floor living space, ample off road parking, an EV charging point and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall leading into the living room, which in turn opens into a further inner hallway providing access to useful understairs storage, the downstairs W.C., office, dining room and kitchen. Both the dining room and kitchen provide direct access onto the rear garden, while the office offers a useful work from home space. To the first floor are three bedrooms and the house bathroom, together with loft access and additional storage from the landing. Externally, to the front is a low maintenance garden with ample driveway parking continuing along the side of the property to the detached garage. An EV charging point is also available. To the rear is a generous enclosed garden, mainly laid to lawn with mature planting, space for a greenhouse or garden storage and a paved patio area ideal for outdoor dining and entertaining.

Sandal is a popular location for a range of buyers, particularly families, with local shops, schools and amenities within easy reach. Further facilities are available in Wakefield city centre. Regular bus services operate nearby, while Sandal and Agbrigg railway station is also within convenient reach. The M1 motorway network is readily accessible for those travelling further afield. The area is also well placed for local leisure and outdoor attractions including Sandal Castle, Newmillerdam and Pugneys Country Park.

Only a full internal inspection will truly reveal everything this appealing 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
Frosted UPVC double glazed front entrance door leading into the entrance hall. Column style central heating radiator and staircase providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
15'3" x 12'3" (4.65m x 3.75m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and feature gas fireplace with limestone hearth, surround and mantle. Single glazed timber framed internal window looking into the office. Double doors lead through into the inner hallway.



INNER HALLWAY
12'1" x 4'11" (3.70m x 1.52m)
Inset spotlights to the ceiling and partial loft access serving the extension. Useful understairs storage. Doors provide access to the office, dining room, kitchen and downstairs W.C.

DOWNSTAIRS W.C.
5'3" x 3'0" (1.62m x 0.92m)
Frosted UPVC double glazed window overlooking the side elevation. Coving and inset spotlights to the ceiling. Central heating radiator. Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback.

OFFICE
8'3" x 8'2" (2.52m x 2.50m)
Single glazed timber framed internal window looking into the living room. Central heating radiator and ceiling lighting. Door opening through into the dining room.



DINING ROOM
13'9" x 6'8" (4.20m x 2.05m)
Coving to the ceiling. Access back into the inner hallway. UPVC double glazed French doors opening onto the rear garden.



KITCHEN
12'10" x 10'7" (3.92m x 3.25m)
UPVC double glazed door providing access to the rear garden. Coving and inset spotlights to the ceiling. Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with extractor hood above and integrated double oven. Space and plumbing for a washing machine and dishwasher together with space for an American style fridge freezer. Under-cabinet and additional task lighting.

FIRST FLOOR LANDING
Loft access and useful storage cupboard. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
13'7" x 9'7" (4.15m x 2.93m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and partial inset spotlights to the ceiling.



BEDROOM TWO
9'8" x 8'11" (2.95m x 2.74m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and range of fitted wardrobes.



BEDROOM THREE
8'4" x 5'7" (2.55m x 1.71m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, fitted wardrobe and fitted loft-style bed with storage beneath.

HOUSE BATHROOM
6'1" x 5'3" (1.86m x 1.62m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a modern three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and P-shaped panelled bath with mixer tap, mains fed overhead shower and glazed shower screen. Full wall panelling, chrome ladder style heated towel radiator, illuminated LED mirror, inset spotlights and extractor fan.



OUTSIDE
To the front is a low maintenance garden with a raised planted bed. A paved and block paved driveway provides ample off road parking to the front and side of the property. There is also an EV charging point. The frontage is enclosed by walling and timber fencing. To the rear is a generous lawned garden with mature shrubs and flowers. There is space for a greenhouse or garden shed together with a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.



DETACHED GARAGE
Single detached garage with up and over door.

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

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.