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






# 4 Bishops Croft, Sandal, Wakefield, WF2 6GU

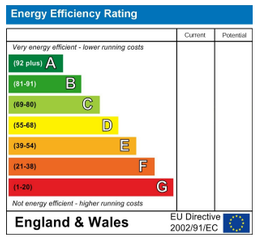
## For Sale Freehold £329,950

Enjoying a select cul-de-sac position in the sought after Sandal area is this superbly appointed and spacious four bedroom modern townhouse, offering versatile accommodation arranged over three floors.

Benefitting from UPVC double glazing and gas central heating throughout, the property has been recently decorated throughout and also benefits from new carpet in the lounge, while the fascias and soffits to the front have recently been replaced. The accommodation briefly comprises an entrance hall, downstairs W.C., integral garage with electric door and a modern kitchen diner fitted with a range of integrated appliances and opening directly onto the rear garden. To the first floor is the spacious living room together with the principal bedroom, which benefits from fitted wardrobes and its own en suite shower room. The second floor provides three further bedrooms and the modern house bathroom, together with useful storage and loft access. The bedroom windows also benefit from fitted blackout blinds. Externally, to the front is a driveway providing off street parking for two vehicles and access to the integral garage. To the rear is an attractive low maintenance garden with two timber decked seating areas, ideal for outdoor dining and entertaining.

Offered for sale with no onward chain and vacant possession. with regular bus services. The property has an excellent range of amenities nearby, including shops, restaurants, cafes and pubs. Newmillerdam country park, Pugneys country park and Sandal Castle are all within walking distance and offer picturesque woodland and lakeside walks. Sandal and Agbrigg railway station is 1 mile away and Junction 39 of the M1 is within easy reach. This fantastic home would suit professional couples, families or those looking to downsize without compromising on space.

Only a full internal inspection will truly reveal everything this impressive 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
Front entrance door leading into the entrance hall. Central heating radiator, built-in cloak storage and coving to the ceiling. Doors provide access to the integral garage, downstairs W.C. and kitchen diner. Staircase providing access to the first floor landing.

### DOWNSTAIRS W.C.
5'9" x 2'11" (1.77m x 0.89m)
Fitted with a two piece suite comprising low flush W.C. and pedestal wash basin with tiled splashback. Central heating radiator.

### KITCHEN DINER
16'0" x 12'11" (4.88m x 3.95m)
Fitted with a modern range of wall and base units with work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Integrated dishwasher and integrated fridge and freezer. Gas fired boiler housed within the kitchen. Herringbone effect flooring and coving to the ceiling. UPVC double glazed French doors opening onto the rear garden with adjoining windows allowing plenty of natural light. Fitted blinds to the windows and doors.

### FIRST FLOOR LANDING
Central heating radiator. Staircase providing access to the second floor landing. Doors provide access to bedroom one and the living room.

### LIVING ROOM
16'0" x 11'6" (4.89m x 3.53m)
Two UPVC double glazed windows overlooking the front elevation, both fitted with blinds. Two central heating radiators, coving and inset spotlights to the ceiling. Feature gas fireplace with marble back and hearth and contemporary surround. Television points. New carpet.



### BEDROOM ONE
15'11" x 11'0" (4.87m x 3.36m)
Two UPVC double glazed windows overlooking the rear elevation with fitted blackout blinds. Two central heating radiators. Built-in wardrobes extending along one wall. Door providing access into the en suite shower room.



### EN SUITE SHOWER ROOM
9'1" x 6'6" (2.77m x 2.00m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with tiled splashback and shower enclosure with mixer shower and separate shower attachment. Fully tiled walls, mosaic style tiled flooring and heated towel radiator.



### SECOND FLOOR LANDING
Doors provide access to three further bedrooms and the house bathroom. Useful airing cupboard and loft access.

### BEDROOM TWO
14'5" x 13'1" (4.41m x 4.00m )
UPVC double glazed window overlooking the front elevation with fitted blackout blind. Central heating radiator.



### BEDROOM FOUR
9'6" x 6'7" (2.90m x 2.03m)
Timber framed Velux style window overlooking the front elevation with fitted blackout blind. Central heating radiator.

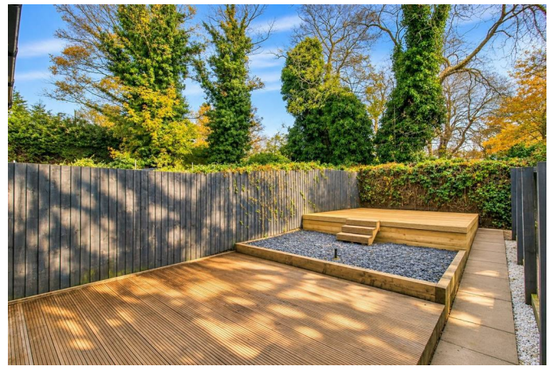
### BEDROOM THREE
10'9" x 9'0" (3.30m x 2.76m)
UPVC double glazed window overlooking the rear elevation with fitted blackout blind. Central heating radiator and built-in wardrobes extending along one wall.



### HOUSE BATHROOM
7'4" x 6'7" (2.25m x 2.03m )
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over and separate shower attachment. Part tiled walls and tiled effect flooring. Frosted UPVC double glazed window overlooking the rear elevation with fitted blind.



### OUTSIDE
To the front is a tarmacadam driveway providing off street parking for two vehicles and leading to the integral garage with electric door. Small garden areas sit alongside the driveway. There is private gated access to the rear where there's an attractive low maintenance garden incorporating two timber decked patio areas, ideal for outdoor dining and entertaining. A low maintenance stone garden lies between the decked seating areas.



### INTEGRAL GARAGE
16'11" x 8'5" (5.17m x 2.58m)
Integral garage with electric door, power and lighting.

### 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.