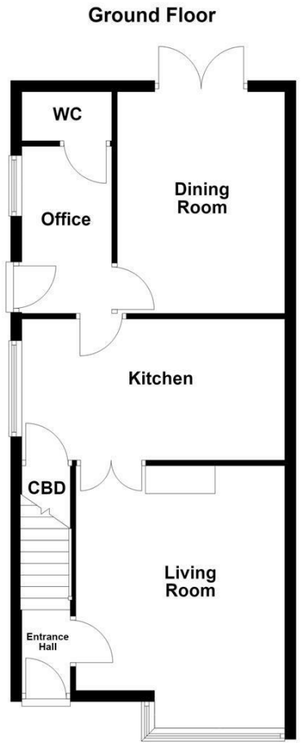
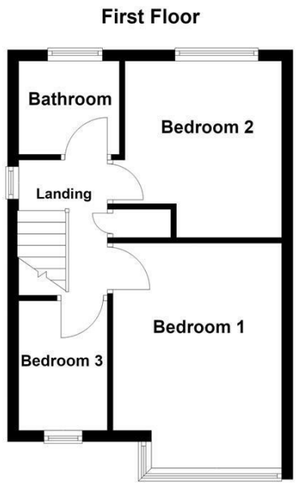
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844







61 Woolgreaves Drive, Sandal, Wakefield, WF2 6DS

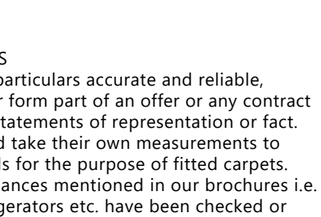
For Sale Freehold £285,000

A fantastic opportunity to purchase this extended three bedroom semi detached home, located in the highly desirable area of Sandal, offering generous accommodation, ample off road parking and a larger than average enclosed rear garden.

The property is entered via a welcoming entrance hall which leads into the spacious living room, featuring a bay window and multi fuel stove. Double glazed timber doors then open through into the fitted kitchen with integrated appliances. From the kitchen there is access to a useful understairs storage cupboard and the office, which in turn provides access to the downstairs W.C. and spacious dining room. French doors from the dining room open directly onto the rear garden. To the first floor are three well proportioned bedrooms and a three piece house bathroom, together with useful storage and access to the partly boarded loft. Externally, the property benefits from a low maintenance front garden and driveway parking for several vehicles. To the rear is a particularly generous enclosed garden with Indian stone and pebbled patio areas, lawn, planted borders and summer house.

The property is situated within the sought after Sandal area, within easy reach of local amenities, schools and Newmillerdam Country Park. Regular transport links provide access towards Wakefield city centre, while the M1 motorway network is also within convenient reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this impressive 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.

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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

UPVC front entrance door leading into the entrance hall. Coving to the ceiling, laminate flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Timber door with glazed inserts leading into the living room.

LIVING ROOM

16'4" x 12'4" (5.00m x 3.78m)

Rectangular bay window with UPVC double glazed windows overlooking the front elevation. Coving to the ceiling, laminate flooring and central heating radiator. Feature multi fuel cast iron burner set on a stone hearth with decorative timber surround. Double timber doors with glazed inserts leading through into the kitchen.



KITCHEN

15'6" x 8'4" (4.73m x 2.56m)

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Integrated Zanussi twin oven and grill with separate four ring ceramic hob, glass splashback and extractor hood above. Ceramic sink and drainer with swan neck mixer tap. Space for a freestanding American style fridge freezer. Integrated full size Beko dishwasher and space and plumbing for a washing machine beneath the work surface. Laminate flooring, coving to the ceiling and contemporary wall mounted radiator. UPVC double glazed window overlooking the side elevation. Two timber doors provide access to the understairs storage cupboard and office.

OFFICE

9'10" x 5'2" (3.02m x 1.60m)

Solid wood flooring, coving to the ceiling and central heating radiator. Frosted UPVC double glazed window overlooking the side elevation. UPVC double glazed door providing access onto the driveway. Two timber doors provide access to the downstairs W.C. and dining room.

DOWNSTAIRS W.C.

5'2" x 2'9" (1.59m x 0.85m)

Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback. Solid wood flooring, coving to the ceiling and wall mounted extractor fan.

DINING ROOM

13'0" x 9'4" (3.97m x 2.87m)

Solid wood flooring, coving to the ceiling and central heating radiator. UPVC double glazed French doors opening onto the rear garden. Range of fitted wall and base units with laminate work surfaces over and timber effect wall cladding.



FIRST FLOOR LANDING

17'1" x 6'6" (5.22m x 2.00m)

UPVC double glazed window overlooking the side elevation. Coving to the ceiling and loft access. Doors provide access to three bedrooms, the house bathroom and a useful storage cupboard. The loft is partly boarded with lighting and accessed via a drop down ladder.

HOUSE BATHROOM

5'11" x 5'6" (1.82m x 1.69m)

Fitted with a three piece suite comprising low flush W.C., wash basin with chrome mixer tap set within a vanity unit and double ended panelled bath with centrally positioned chrome mixer tap, glazed shower screen and mixer shower over. Laminate flooring, fully tiled walls and grey ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM ONE

14'4" x 9'7" (4.39m x 2.94m)

Walk-in rectangular bay window with UPVC double glazed windows overlooking the front elevation. Central heating radiator, coving to the ceiling and decorative ceiling rose.



BEDROOM TWO

10'6" x 9'2" (3.22m x 2.80m)

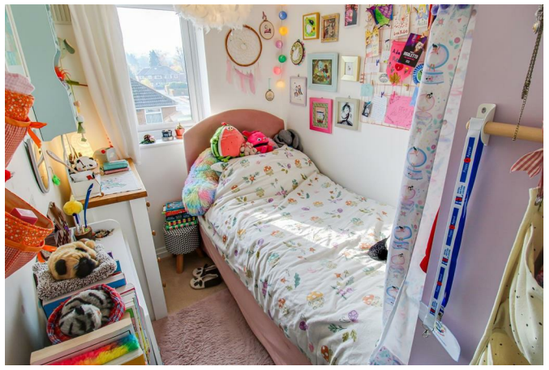
UPVC double glazed window overlooking the rear elevation. Central heating radiator, coving to the ceiling and decorative ceiling rose.



BEDROOM THREE

8'5" x 5'8" (2.57m x 1.73m)

UPVC double glazed window overlooking the front elevation. Coving to the ceiling and decorative ceiling rose. Built-in wardrobe positioned over the bulkhead.



OUTSIDE

To the front is a low maintenance woodchip planted garden with established borders. A pebbled driveway provides off road parking, while a further paved driveway continues down the side of the property providing additional parking for several vehicles. A timber gate provides access into the larger than average enclosed rear garden. The garden incorporates a two-tier Indian stone paved seating area together with a further pebbled patio area. There is an attractive lawn with planted borders to two sides and a mature tree positioned within the garden. A substantial timber summer house with timber entrance door and single glazed windows provides useful additional space. Timber panel fencing encloses all three sides.



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.