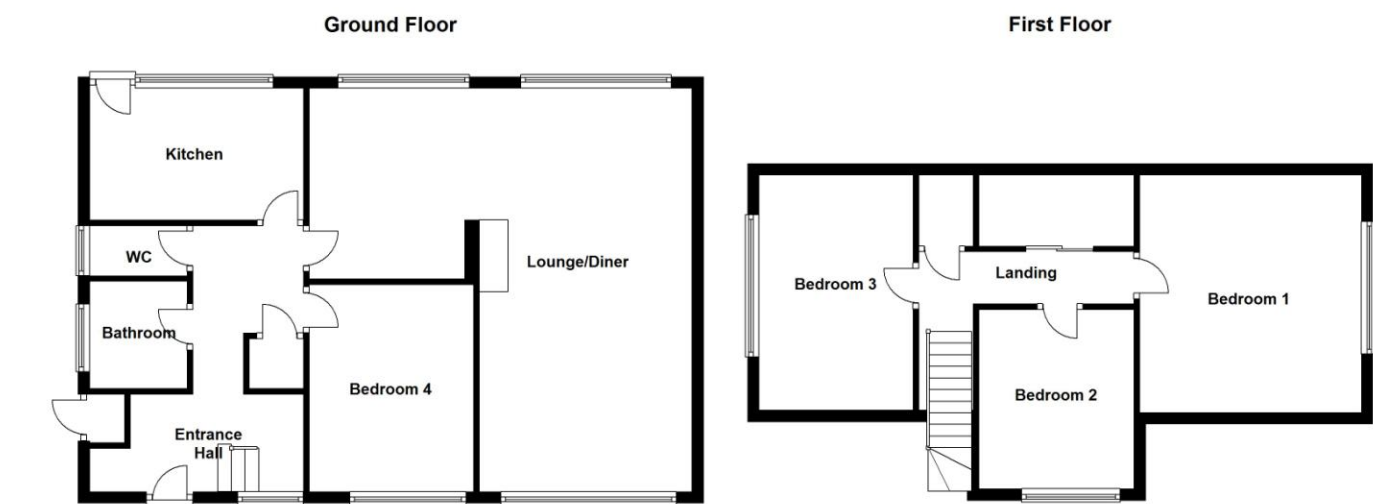




Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
---------------------------	----------------------------	-------------------------	------------------------	---------------------------



7 The Russets, Sandal, Wakefield, WF2 6JF

For Sale Freehold £265,000

An ideal property for the family buyer or those looking to downsize, this four bedroom detached house benefits from UPVC double glazing and gas central heating throughout

The accommodation comprises of entrance hallway, L-shaped lounge/diner, fourth bedroom, kitchen, bathroom and separate w.c. The first floor landing provides access to three well proportioned bedrooms and a storage room. Outside the property has lawned gardens to the front and rear with plants, trees and shrubs bordering. A tarmacadam driveway to the side provides ample off street parking leading to the detached single garage.

Situated in the sought after area of Sandal, not far away from Newmillerdam country park. There are bus routes into Wakefield and also Sandal/Agbrigg railway station. For those wishing to travel by car to centres such as Leeds then junction 39 of the M1 motorway is only a short drive away.

Only a full internal inspection will reveal all that is on offer at this home and all viewings are strictly by prior appointment only.

OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

UPVC double glazed front entrance door with window to the side and sunlight above leading into the entrance hallway. Central heating radiator, coving to the ceiling, UPVC double glazed window to the front, stairs to the first floor landing and understairs storage cupboard. Doors leading off to the kitchen, lounge/diner, fourth bedroom, bathroom and separate w.c.

LOUNGE/DINER

L-shaped - 23' 1" x 21' 8" (7.06m narrowing to 3.30m x 6.61m)
Coving to the ceiling, three UPVC double glazed windows on a dual aspect allowing lots of natural light to flood the room, three central heating radiators, T.V. point and a living flame effect gas fire with wooden surround.

BEDROOM FOUR

8' 9" x 18' 5" (2.69m x 5.62m)
Coving to the ceiling, central heating radiator, laminate flooring and UPVC double glazed window to the front.



KITCHEN

7' 4" x 12' 1" (2.26m x 3.69m)
A range of wall and base units with laminate work surface over, tiled splash back, 1 1/2 sink and drainer, plumbing and drainage for an automatic washing machine, space for a dryer, space for a free standing oven and grill with cooker hood above, space for a tall fridge/freezer, coving to the ceiling, laminate flooring, UPVC double glazed rear entrance door and UPVC double glazed window to the rear.



BATHROOM

5' 4" x 6' 0" (1.65m x 1.84m)
Two piece suite comprising panelled bath with thermostatic shower over and pedestal wash basin. Fully tiled walls, UPVC double glazed frosted window to the side, inset spotlights to the ceiling and ladder style radiator.

SEPARATE W.C.

Low flush w.c, fully tiled walls and UPVC double glazed frosted window to the side.

FIRST FLOOR LANDING

Doors leading to three bedrooms, airing cupboard and storage room.

BEDROOM ONE

12' 7" x 13' 6" (3.84m x 4.12m)
UPVC double glazed window to the side elevation, dado rail and central heating radiator.



BEDROOM TWO

10' 1" x 8' 10" (3.09m x 2.71m)
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM THREE

8' 9" x 13' 4" (2.67m x 4.07m)
UPVC double glazed window to the side elevation, dado rail and central heating radiator.

OUTSIDE

To the front of the property there is an attractive spacious lawned garden with a range of plants, trees and shrubs bordering. A paved path way leads to the front entrance door and by both side of the property through to the rear garden. The rear garden incorporates pleasant lawn and planted borders. A tarmacadam driveway to the side of the property provides off street parking leading to a detached single garage with up and over door.

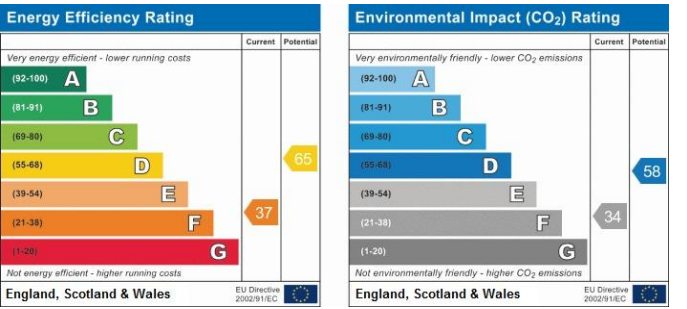


VIEWINGS

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 five local offices.



LAYOUT 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.