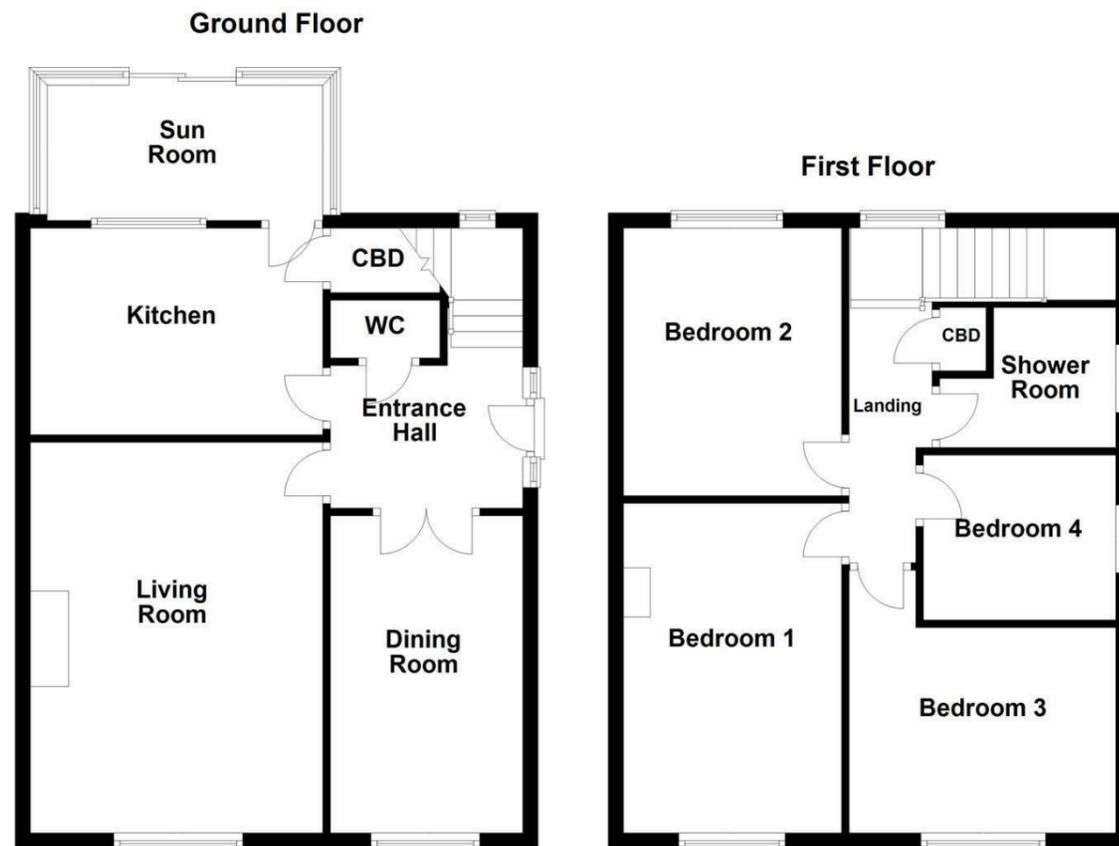




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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## 18 Sandal Cliff, Wakefield, WF2 6AU

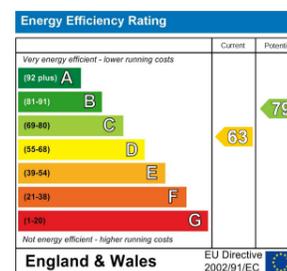
**For Sale Freehold £235,000**

Nestled in a cul-de-sac location is this four bedroom semi detached home in need of a degree of modernisation however offering huge potential and benefitting from well proportioned accommodation, sun room, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, dining room, living room, downstairs w.c., kitchen and sun room. The first floor landing leads to four bedrooms and the house shower room/w.c. Outside to the front there is a lawned garden and paved driveway providing off road parking for one vehicle. There is a separate single garage. To the rear the garden is laid to lawn incorporating an outbuilding, a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated in this prime part of Sandal, which plays host to a range of amenities including shops and schools with Sandal Castle School only minutes away. For those who enjoy idyllic walks, the property is only a short walk away from Sandal Castle. Main bus routes run to and from Wakefield city centre and Sandal & Agbrigg train station is only a short distance away, as well as Junction 39 of the M1 motorway, perfect for those looking to travel further afield.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



**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.

**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



**ACCOMMODATION**

**ENTRANCE HALL**

8'2" x 12'0" [max] x 6'2" [min] [2.51m x 3.67m [max] x 1.9m [min]]  
 Central heating radiator, stairs to the first floor landing, UPVC double glazed frosted window to the rear and doors to the living room, kitchen, downstairs w.c. and double doors to the dining room.

**DINING ROOM**

13'7" x 8'3" [4.15m x 2.52m]  
 UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling rose.



**LIVING ROOM**

16'9" x 12'7" [max] x 11'0" [min] [5.12m x 3.86m [max] x 3.36m [min]]  
 Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and ceiling rose. Gas fireplace with partial tiled surround and partial marble surround.



**W.C.**

4'10" x 2'4" [1.48m x 0.72m]  
 Picture rail, low flush w.c., extractor fan and wash basin built into laminate work surface with tiled splash back.

**KITCHEN**

8'11" x 12'6" [2.72m x 3.82m]  
 Doors to the sun room and understairs storage cupboard housing the Ideal boiler. Central heating radiator. Range of wall and base units with laminate work surface over, double sink with mixer tap and tiled splash back. Four ring electric hob, integrated oven with extractor hood above, space and plumbing for a washing machine and space for a fridge/freezer. Timber framed single pane window to the sun room.

**SUN ROOM**

11'8" x 5'10" [3.57m x 1.79m]  
 Surrounded by timber framed double glazed windows with a set of sliding doors to the rear garden. Power and light.



**FIRST FLOOR LANDING**

UPVC double glazed frosted window to the rear and doors to four bedrooms, the house shower room and storage cupboard.

**BEDROOM ONE**

14'1" x 9'6" [max] x 8'4" [min] [4.3m x 2.9m [max] x 2.55m [min]]  
 Central heating radiator, coving to the ceiling, UPVC double glazed window to the front and fitted wardrobes and storage units.



**BEDROOM TWO**

9'4" x 11'8" [2.87m x 3.57m]  
 Fitted storage cupboard, picture rail, central heating radiator and UPVC double glazed window to the rear.



**BEDROOM THREE**

11'5" x 11'1" [max] x 8'9" [min] [3.5m x 3.39m [max] x 2.68m [min]]  
 UPVC double glazed window to the front, fitted wardrobes with sliding doors, wash basin with tiled splash back and central heating radiator.



**BEDROOM FOUR**

7'0" x 8'3" [2.15m x 2.53m]  
 UPVC double glazed window to the side, central heating radiator and loft access.

**SHOWER ROOM/W.C.**

6'5" x 7'6" [max] x 3'3".213'3" [min] [1.98m x 2.31m [max] x 1.65m [min]]  
 UPVC double glazed frosted window to the side, ladder style radiator, low flush w.c., pedestal wash basin and shower cubicle with electric shower head attachment and built in shower chair.

**OUTSIDE**

To the front of the property the garden is laid to lawn with mature conifer trees and a paved driveway providing off road parking for one vehicle with a paved pathway leading to the entrance door. To the rear the garden is laid to lawn with planted bed borders and incorporating paved patio area, perfect for outdoor dining and entertaining with a stone built outbuilding, which could be used for a variety of purposes and fully enclosed by timber fencing. There is a separate 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.