



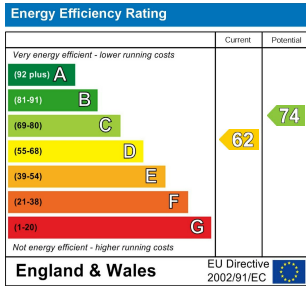
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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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.



**383 Milnthorpe Lane, Sandal, Wakefield, WF2 7HT**  
**For Sale Freehold £785,000**

Situated in the sought after area of Sandal is this generously proportioned three bedroom detached family home boasting expansive gardens, driveway providing ample off road parking leading to the double garage with useful store and outdoor garden room. The property benefits from a separate one bedroom detached bungalow, ideal for multi generational living.

The property briefly comprises of the front porch leading into the entrance hall, living room, dining room with access down to the cellar, conservatory and kitchen leading to the breakfast room with utility, downstairs w.c. and pantry off. The first floor landing leads to three bedrooms (with the principal bedroom boasting en suite bathroom), the house bathroom and separate w.c. There is a detached bungalow with living area, kitchenette, bedroom with shower room/w.c. Outside to the front of the property is a generous sized lawned garden with planted features and mature trees, surrounding by hedging with a tarmac driveway running down the side of the property providing off road parking for several vehicles leading to the detached double garage with store room and attached outdoor garden room. The rear garden is laid to lawn with planted features and mature trees incorporating stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging.

This property would make ideal for the growing family or those looking for multi generational living. Only a full internal inspection will truly reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



**ACCOMMODATION**

**PORCH**  
Double glazed timber framed windows either side of the entrance door and door into the entrance hall.

**ENTRANCE HALL**  
UPVC double glazed window to the front, stairs to the first floor landing, coving to the ceiling, dado rail and central heating radiator. Doors to the living room, kitchen, dining room and cellar.

**CELLAR**  
5T' x 55" [1.57m x 1.66m]  
UPVC double glazed window to the front, power and light.

**DINING ROOM**  
132' x 133" [4.03m x 4.06m]  
UPVC double glazed bay window to the front with further window to the rear, central heating radiator, coving to the ceiling, dado rail and open cast iron fireplace with tiled hearth, surround and wooden mantle.



**KITCHEN**  
121T' x 90" [3.95m x 2.76m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated double oven. An opening into the breakfast room, central heating radiator and spotlights to the ceiling.

**BREAKFAST ROOM**  
98' x 131T' [max] x 96" [min] [2.95m x 4.01m [max] x 2.91m [min]]  
Two UPVC double glazed windows and UPVC double glazed frosted door to the garden, central heating radiator, door to the utility and pantry.

**PANTRY**  
35" x 48" [1.05m x 1.44m]  
UPVC double glazed frosted window to the side and fitted shelving units.

**UTILITY**  
60" x 78" [1.85m x 2.34m]  
UPVC double glazed window to the rear, door to the downstairs w.c., wall units with laminate work surface over, space and plumbing for a washing machine and dishwasher. The boiler is housed in here.

**W.C.**  
34" x 49" [1.03m x 1.47m]  
Low flush w.c. and wall mounted wash basin with tiled splash back.

**LIVING ROOM**  
241' x 1310T' [max] x 810T' [min] [7.36m x 4.23m [max] x 2.7m [min]]  
Access to a storage cupboard, gas fireplace with tiled hearth, exposed brick surround and wooden mantle. UPVC double glazed bay window to the front, two central heating radiators, dado rail, coving to the ceiling and a set of timber framed double doors leading into the conservatory.



**CONSERVATORY**  
96" x 118" [2.92m x 3.56m]  
Surrounded by UPVC double glazed windows and UPVC double glazed sliding doors leading to the garden.



**FIRST FLOOR LANDING**  
Coving to the ceiling, loft access, UPVC double glazed window to the front, central heating radiator and doors to three bedrooms, the house bathroom and separate w.c.

**BEDROOM ONE**  
132' x 1310T' [min] x 121T' [min] [4.03m x 4.24m [min] x 3.69m [min]]  
UPVC double glazed windows to the front and rear, central heating radiator, door to the en suite bathroom, wash basin built into a storage unit and tiled splash back. A range of fitted wardrobes, storage units and desk.



**EN SUITE BATHROOM/W.C.**  
99" x 75" [2.99m x 2.27m]  
UPVC double glazed frosted windows to the side and rear, access to a fitted storage cupboard, low flush w.c., pedestal wash basin, tiled bath with mixer tap and shower head attachment. Separate shower cubicle with over head shower and glass shower screen. Chrome ladder style radiator, spotlights to the ceiling and extractor fan.

**BEDROOM TWO**  
133' x 132T' [max] x 122T' [min] [4.05m x 4.03m [max] x 3.71m [min]]  
UPVC double glazed windows to the rear and front, fitted wardrobes and desk, central heating radiator and access to a storage cupboard. Wash basin built into a storage unit with mixer tap and tiled splash back.

**BEDROOM THREE**  
111T' x 110T' [max] x 91T' [min] [3.64m x 3.37m [max] x 3.03m [min]]  
UPVC double glazed window to the rear, central heating radiator, fitted storage cupboard and access to two further storage cupboards.

**HOUSE BATHROOM**  
79" x 67" [2.38m x 2.03m]  
UPVC double glazed frosted window to the front, central heating radiator, ceramic wash basin built into a storage unit with mixer tap, panelled bath with electric shower head attachment and glass shower screen.

**W.C.**  
85" x 28" [2.59m x 0.82m]  
UPVC double glazed frosted window to the side, central heating radiator and low flush w.c.

**OUTSIDE**  
To the front of the property is an expansive garden mainly laid to lawn with planted beds borders, planted features and mature trees, fully enclosed by hedging. A tarmacadam driveway runs down the side of the property providing off road parking for several vehicles leading to the detached double garage with manual up and over door. To the rear of the property is a one bedroom detached bungalow, ideal for multi generational living. The rear garden is mainly laid to lawn with planted beds, planted features with mature trees and a stone paved patio area, perfect for outdoor dining and entertaining, enclosed by hedging. Attached to the garage is a canopy, ideal for al fresco dining.



**DETACHED BUNGALOW**  
**LIVING AREA**  
104' x 131T' [3.16m x 4.25m]  
UPVC double glazed frosted door, UPVC double glazed windows overlooking the garden, an opening into the kitchenette, central heating radiator and loft access.

**KITCHENETTE**  
85" x 64" [max] x 25" [min] [2.57m x 1.95m [max] x 0.76m [min]]  
UPVC double glazed window to the front, door to the bedroom, loft access and a range of base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. The boiler is housed in here.



**BEDROOM**  
104' x 91T' [3.17m x 2.78m]  
UPVC double glazed windows overlooking the garden, central heating radiator and loft access. An opening into the shower room.

**SHOWER ROOM/W.C.**  
51" x 66" [max] x 20" [min] [1.55m x 2.0m [max] x 0.62m [min]]  
Low flush w.c., pedestal wash basin and shower cubicle with electric shower head attachment and glass shower screen.

**DOUBLE GARAGE**  
189" x 213" [5.74m x 6.48m]  
Electric up and over door, power and light, timber framed single pane window to the side and door to the store.

**STORE**  
189" x 75" [5.74m x 2.28m]  
Timber framed single pane window to the front, loft access and power and light.

**OUTDOOR GARDEN ROOM**  
121T' x 148" [3.69m x 4.48m]  
Power and light with canopy over.

**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.