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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 12 Pledwick Lane, Sandal, Wakefield, WF2 6DN

### For Sale Freehold £495,000

This deceptively spacious four bedroom detached family home offers grandly proportioned accommodation with two driveways and two garages situated in this highly sought after area. This well proportioned space along with tasteful decoration is certainly not one to be missed.

With gas fired central heating system and sealed unit double glazed windows, this comfortable family home has been finished to an impressive standard and is approached via a welcoming reception hall that is open to the first floor enhancing the impressive feeling of space. The main living room is situated at the front of the house and is L-shaped in design with windows to three sides creating a bright and airy atmosphere. There is a separate dining room in addition, which leads on through into a conservatory fitted with heat reflective glass to take year round advantage of the fine views over the south facing rear garden. The kitchen has been refitted to an impressive standard and there is a separate utility room that also has internal access through to one of the garages. Completing the ground floor accommodation is a well proportioned principal bedroom together with a well appointed shower room/w.c. To the first floor there are a further two double bedrooms plus a final single bedroom all served by the recently refitted family bathroom/w.c. Outside, the property has a lawned garden to the front with twin driveways leading up to the twin garages. To the rear of the house there is an enclosed garden with lawn and paved patio seating areas taking full advantage of the southerly views to the rear.

The property is situated in this highly regarded residential area on the fashionable southern fringe of Wakefield within easy reach of a good range of local shops, schools and recreational facilities, as well as local restaurants, public houses and near to the popular golf club. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

This property makes an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### RECEPTION HALL

13'5" x 10'2" [4.1m x 3.1m]

Contemporary style panelled entrance door with double glazed side screen, turned staircase with glazed and oak bannisters to the first floor, double central heating radiator. Double doors lead through to the L-shaped living room.

### LIVING ROOM

10'5" x 13'5" plus 11'9" x 10'2" [3.2m x 4.1m plus 3.6m x 3.1m]

Windows to three sides, two central heating radiators, quality wood effect laminate flooring and access through to the kitchen.



### DINING ROOM

11'9" x 9'10" [3.6m x 3.0m]

The continuation of the wood effect laminate flooring, double central heating radiator, sliding double glazed doors through to the conservatory.



### CONSERVATORY

19'4" x 8'10" [5.9m x 2.7m]

Having heat reflective glass enabling an extended use in season and having double French doors out to the side, provision for a wall mounted television and a personal door to the utility hallway to the side.



### KITCHEN

12'1" x 9'10" [3.7m x 3.0m]

Window and external door to the side, fitted to a lovely standard with a contemporary style range of wall and base units with wooden work surface over in a breakfast bar style, tiled splashbacks and an inset stainless steel sink unit, five ring gas on glass AEG hob with a stainless steel filter hood over, built in double oven, integrated dishwasher and kick space heater. Central heating radiator.

### STORE CUPBOARD

4'7" x 3'11" [1.4m x 1.2m]

Double fronted built in store cupboard.

### UTILITY ROOM

3.1m x 2.8m

Window to the side, a range of fitted wall and base units with laminate worktops, space and plumbing for a washing machine and a wide stainless steel sink unit.

### DOUBLE BEDROOM ONE

4.8m x 4.1m

Window through to the conservatory, double central heating radiator and fitted with a good range of full height fitted wardrobes with matching over bed cupboards and bedside drawers. Double central heating radiator.



### SHOWER ROOM

6'2" x 5'6" [1.9m x 1.7m]

Frosted window to the side and refitted to an impressive standard with a contemporary style three piece suite comprising corner shower cubicle with twin head shower, vanity wash basin with drawers under and low suite w.c. Chrome heated towel rail.

### FIRST FLOOR LANDING

A spacious landing with a glazed and oak bannister overlooking the reception hall, double central heating radiator, built in linen cupboard and double doors accessing a deceptively spacious storage area built into the eaves space with sloping ceilings.

### DOUBLE BEDROOM TWO

14'1" x 11'9" [4.3m x 3.6m]

Windows to the front and side, double central heating radiator and a fitted wardrobe with three doors.



### DOUBLE BEDROOM THREE

14'1" x 11'9" [4.3m x 3.6m]

Windows to the side and rear. Double central heating radiator, two double fronted fitted wardrobes and a further door accessing the eaves storage area.

### BEDROOM FOUR

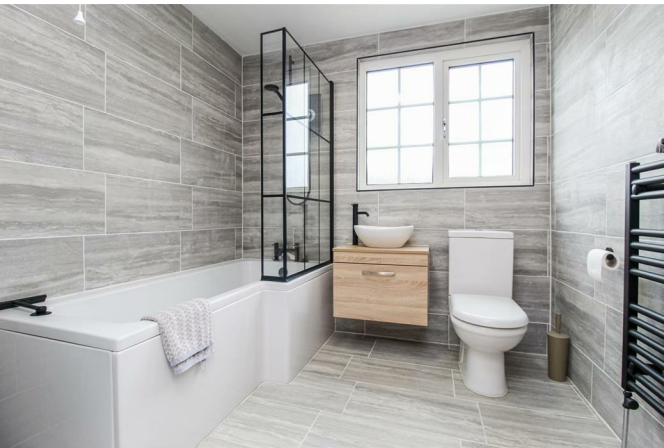
10'9" x 7'2" [3.3m x 2.2m]

With a window to the side, double central heating radiator.

### FAMILY BATHROOM/W.C.

7'6" x 6'10" [2.3m x 2.1m]

Frosted window to the side, tiled walls and floor, fitted to an excellent standard with a three piece suite comprising L-shaped shower bath with electric shower over and glazed screen, vanity wash basin with drawer under and low suite w.c. Ladder style heated towel rail.



### OUTSIDE

To the front the property has a good sized lawned garden with shrubbery and two block paved driveway that both provide ample off road parking and each lead up to single garages with automated up and over door. To the rear of the house there is a further enclosed garden again laid mainly to lawn with paved patio seating areas taking full advantage of the pleasant southerly aspect.



### GARAGE ONE

18'8" x 8'6" [5.7m x 2.6m]

With power and electric door.

### GARAGE TWO

15'5" x 10'2" [4.7m x 3.1m]

With power and electric door.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.