



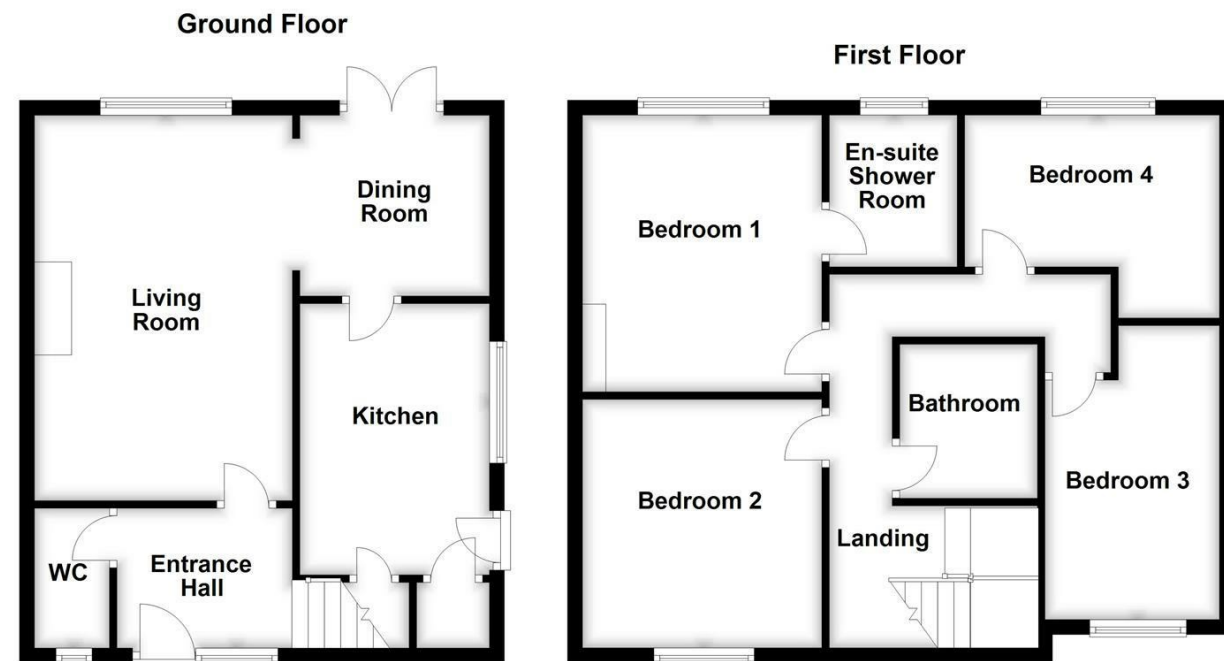
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## 27 Mountbatten Avenue, Sandal, WF2 6HD

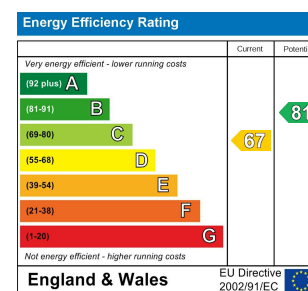
### For Sale Freehold Offers In The Region Of £345,000

Situated in the sought after village of Sandal is this well appointed and extended four bedroom semi detached family home benefitting from well proportioned accommodation, expansive driveway furthered by a single detached garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, dining room and kitchen. The first floor landing provides access to four bedrooms [bedroom one boasting en suite shower facilities] and the main house bathroom/w.c. Outside to the front is an expansive tarmac driveway providing off road parking for several vehicles leading down the side of the property through a car port to the single detached garage. The rear garden is tiered with the lower tier comprising a paved patio area, perfect for outdoor dining and entertaining and the upper tier being laid to lawn, fully enclosed by timber fencing.

Nestled in a prime part of Sandal, the property is well placed to local amenities such as shops and several local schools. Sandal & Agbrigg railway station is a short distance away, with trains to Leeds and Sheffield. For those wishing to travel further afield, Junction 39 of the M1 motorway is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and a 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.

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

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted side panel, stairs to the first floor landing, central heating radiator and doors to the downstairs w.c. and living room.

### W.C.

6'2" x 3'3" [1.88m x 1.01m]

Coving to the ceiling, UPVC double glazed frosted window to the front, low flush w.c. and corner ceramic wash basin built into storage unit with mixer tap and tiled splash back.

### LIVING ROOM

17'0" x 10'5" [max] x 9'11" [min] [5.19m x 3.18m [max] x 3.04m [min]]

An opening into the dining room, central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and gas fireplace with marble hearth, surround and laminate mantle.



### DINING ROOM

7'11" x 11'7" [2.43m x 3.55m]

Central heating radiator, set of UPVC double glazed French doors to the rear garden and door to the kitchen.



### KITCHEN

11'8" x 8'4" [3.56m x 2.55m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, kickboard heating, space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer, spotlights to the ceiling, UPVC double glazed window and UPVC double glazed frosted door to the side. Understairs storage, further storage cupboard housing the dryer.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, coving to the ceiling, loft access and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

12'1" x 10'6" [3.69m x 3.22m]

Door to the en suite shower room, central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



### EN SUITE SHOWER ROOM/W.C.

6'1" x 6'8" [1.87m x 2.04m]

UPVC double glazed frosted window to the rear, spotlights to the ceiling, chrome ladder style radiator, low flush w.c., ceramic wash basin with storage below and mixer tap. Shower cubicle with shower head attachment and glass shower screen. Extractor fan and fully tiled.



### BEDROOM TWO

10'11" x 10'6" [3.34m x 3.22m]

UPVC double glazed window to the front, coving to the ceiling and central heating radiator.



### BEDROOM THREE

10'7" x 12'10" [max] x 10'7" [min] [3.25m x 3.92m [max] x 3.24m [min]]

Fitted wardrobes with sliding doors, central heating radiator and UPVC double glazed window to the front.

### BEDROOM FOUR

11'3" x 8'11" [max] x 6'8" [min] [3.43m x 2.74m [max] x 2.05m [min]]

Central heating radiator, UPVC double glazed window to the rear and fitted wardrobe with sliding door.

### BATHROOM/W.C.

6'9" x 6'3" [2.07m x 1.91m]

Spotlights to the ceiling, extractor fan, anthracite ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and panelled bath with mixer tap and shower head attachment. Fully tiled.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for several vehicles leading down the side of the property under a car port to the single detached garage with up and over door. The rear garden is tiered with the lower tier comprising a paved patio area, perfect for outdoor dining and entertaining and the upper tier being laid to lawn with planted bed borders. The rear garden is fully enclosed by timber fencing.



### 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.