



VIEWINGS

To view please contact the Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please either call into one of our four local offices or search for the property on www.richardkendall.co.uk

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>	

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.



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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12 Howcroft Gardens, Sandal, Wakefield, WF2 6TW

For Sale Freehold £358,000

****FURTHER REDUCED FOR A QUICK SALE**NO CHAIN****Tucked away in this attractive development within a cul-de-sac position is this well maintained four bedroom detached family property boasting alarm system, gas central heating and UPVC double glazing.

The accommodation fully comprises of entrance hall, downstairs w.c., dining kitchen, utility room, lounge, separate dining room, staircase to the first floor, four bedrooms (the master with en suite facilities) and house bathroom/w.c. Outside, there is a lawned garden to the front with a driveway providing off street parking for two vehicles leading to the integral double garage with electric up and over doors. The rear has a good size lawned garden.

Sandal plays host to a range of amenities including shops and schools, whilst, having easy access to Junction 39 of the M1 motorway, sandal & Agbrigg train station and Newmillerdam Country Park.

Available with no chain involved, the property deserves an early viewing to avoid any disappointment.

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 four offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 40 years.

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MORTGAGES

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*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. There will be mailed to you every week.

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ACCOMODATION

ENTRANCE HALLWAY

Entrance door. Radiator, coving to the ceiling, staircase to the first floor landing, telephone point, doors to storage cupboard, downstairs w.c., kitchen, dining room and lounge.

DOWNSTAIRS W.C.

White low flush w.c., pedestal wash basin, radiator, part tiled splash back and extractor.

DINING KITCHEN

3.62m(11'11") x 3.52m(11'7")

A range of quality fitted wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, Electrolux four ring gas hob with extractor hood over, integral double oven and grill, integral fridge freezer, integral dishwasher, drawers, part tiled walls, underplinth lighting, tiled floor, UPVC double glazed window to the rear and to the side, radiator, door to the utility room.



UTILITY ROOM

1.51m(4'11") x 1.85m(6'1")

Work surface incorporating sink and drainer with mixer tap over base units. Space for condenser dryer, plumbing for automatic washing machine, boiler, radiator, entrance door to the side and tiled floor.

SEPARATE DINING ROOM

2.75m(9'0") x 4.15m(13'7")

Coving to the ceiling, radiator, UPVC double glazed window to the front.



LOUNGE

4.73m(15'6") x 4.36m(14'4")

Gas fire with attractive marble back, hearth and wood surround. Double glazed sliding patio doors to the rear, two radiators, t.v. point.

FIRST FLOOR LANDING

Radiator, UPVC double glazed window to the front, loft access, airing cupboard.

MASTER BEDROOM

4.37m(14'4") max x 3.83m(12'7") min, to the built in wardrobes, x 3.40m(11'2") to further built in double wardrobes.

T.v. point, telephone point, UPVC double glazed window to the front, radiator, door to the en suite.



EN SUITE

Three piece white suite of low flush w.c., pedestal wash basin and enclosed shower cubicle being fully tiled. Part tiled walls, shaver socket point, radiator, UPVC double glazed frosted window to the side and extractor.

BEDROOM TWO

3.84m(12'7") x 2.85m(9'4")

Radiator, UPVC double glazed window to the rear, built in wardrobe.



BEDROOM THREE

2.80m(9'2") x 2.32m(7'7")

Radiator, UPVC double glazed window to the rear.



BEDROOM FOUR

2.86m(9'5") x 2.10m(6'11")

Radiator, UPVC double glazed window to the rear, telephone point.



BATHROOM/W.C.

1.81m(5'11") x 2.81m(9'3")

Three piece white suite of low flush w.c., pedestal wash basin and wood panelled bath with part tiled walls, radiator, shaver socket point, UPVC double glazed frosted window to the side, extractor.



OUTSIDE

The rear has a good size enclosed lawned garden being stocked with plants, trees and shrubs. Block paved patio area. The front of the property has a pleasant lawned garden with a driveway providing off road parking for two vehicles leading to the double integral garage with electronically operated up and over door. Outside lighting.

