Richard Kendall Estate Agent

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7 Sandringham Close, Pontefract, WF8 4RF

For Sale Freehold £275,000

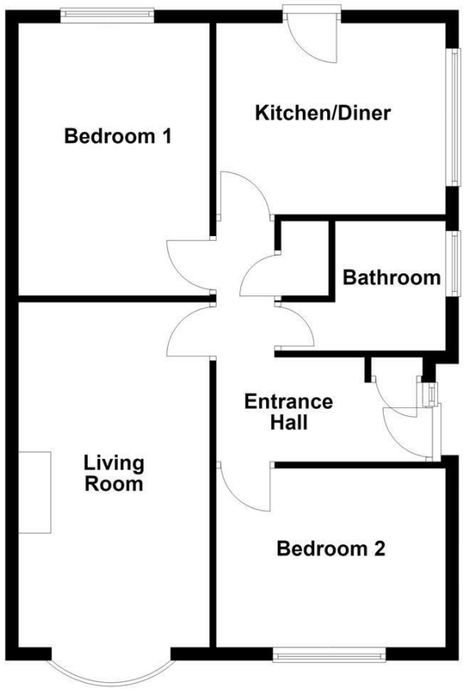
Nestled within an attractive cul-de-sac location in Pontefract is this superbly presented two bedroom detached true bungalow, occupying a generous corner plot and offering well proportioned accommodation throughout.

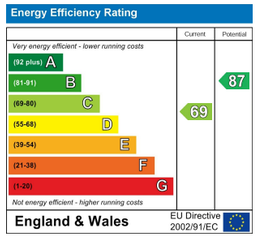
The property boasts two good sized bedrooms, generous reception space, attractive gardens, ample off road parking and a detached garage, making it an ideal choice for a range of buyers, particularly those looking to downsize to accommodation arranged entirely on one level.
The accommodation briefly comprises an entrance hall with loft access and two useful storage cupboards, spacious living room with feature fireplace, modern kitchen diner, two bedrooms and the house bathroom. The kitchen diner also provides direct access onto the rear garden.
Externally, to the front is a lawned garden with established trees and shrubs, together with a resin and paved driveway providing ample off road parking for several vehicles. The driveway continues along the side of the property to the detached garage. The rear garden is attractively arranged over tiers and incorporates lawned areas, low maintenance pebbled borders, mature planting and a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets. Pontefract is a popular location for a wide range of buyers, with local shops, schools and amenities available nearby and a broader selection of facilities within Pontefract town centre. The town benefits from regular bus services and several railway stations providing links towards Leeds and further afield.

The M62 motorway network is also within easy reach, making the property convenient for commuters. Pontefract Racecourse, Xscape and Junction 32 Outlet Shopping in nearby Castleford provide further leisure and entertainment opportunities.

Only a full internal inspection will truly reveal everything this attractive bungalow has to offer. An early viewing is highly recommended to avoid disappointment.

Ground Floor





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

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.



ACCOMMODATION

ENTRANCE HALL
17'5" x 9'8" (5.32m x 2.95)
UPVC double glazed bow window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature electric fire set on a marble hearth with matching surround and mantle.

LIVING ROOM
17'5" x 9'8" (5.32 x 2.95)
UPVC double glazed bow window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature electric fire set on a marble hearth with matching surround and mantle.



KITCHEN DINER
11'5" x 9'8" (3.50m x 2.95m)
UPVC double glazed window overlooking the side elevation and frosted UPVC double glazed door providing access to the rear garden. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring electric hob with stainless steel extractor hood above, integrated electric oven, space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator.



BEDROOM ONE
13'9" x 9'8" (4.20m x 2.95m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. A range of fitted wardrobes and storage units provides useful storag



BEDROOM TWO
11'6" x 9'0" (3.53m x 2.76m)
Currently utilised as a dining room. UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



HOUSE BATHROOM
8'4" x 6'6" (2.55m x 2.00)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, mains fed shower attachment and glazed shower screen. Part tiled walls and chrome ladder style heated towel radiator.



DETACHED GARAGE
Single detached garage with up and over door and lighting.

OUTSIDE
Occupying a generous corner plot, the property benefits from a lawned front garden with established shrubs and trees. A resin driveway provides ample off road parking for several vehicles, with an additional paved parking area to the front. The driveway continues along the side of the property and leads to the detached garage. To the rear is an attractive tiered garden incorporating lawned areas, low maintenance pebbled borders and established shrubs and trees. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



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 Pontefract 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.