



WAKEFIELD
01924 291 294

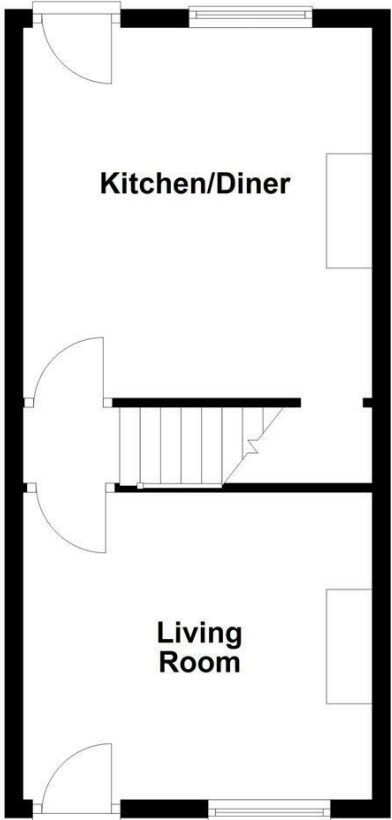
OSSETT
01924 266 555

HORBURY
01924 260 022

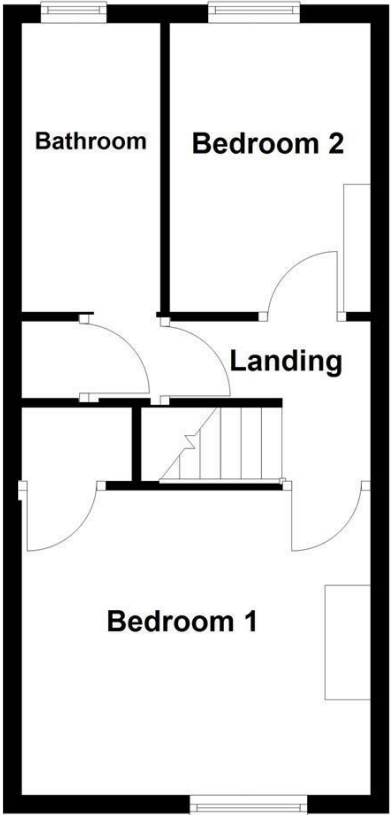
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



90 High Street, Craggstone, Wakefield, WF4 3EE

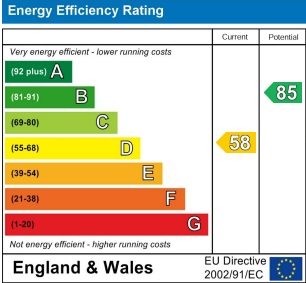
For Sale Freehold £185,950

Situated in the highly desirable location of Craggstone is this superbly presented two bedroom semi detached property benefitting from well proportioned accommodation, low maintenance garden and off road parking for one vehicle.

The property briefly comprises to the front of the living room with inner hallway leading into the modern fitted kitchen/diner. The first floor landing leads to two bedrooms and four piece house bathroom. Outside to the rear is an enclosed low maintenance pebbled garden with planted features and a rear gate. There is shared access to the side leading to off road parking for one vehicle.

Ideally positioned for easy access to a range of local amenities, including shops and several schools within walking distance, the property also enjoys excellent transport links via regular bus routes to Wakefield city centre. Junction 39 of the M1 motorway is just a short drive away, making it a convenient choice for commuters.

Ideal for the first time buyer or couple, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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.

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

LIVING ROOM

11'0" x 12'6" (max) x 11'3" (min) [3.36m x 3.82m (max) x 3.43m (min)]

UPVC front entrance door, UPVC double glazed window to the front, central heating radiator, coving to the ceiling, ceiling rose, fitted storage in the alcove units, wall mounted electric fire and door to the hallway.



HALLWAY

Central heating radiator, stairs to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

13'3" x 12'6" (max) x 10'11" (min) [4.05m x 3.82m (max) x 3.33m (min)]

Range of wall and base units with granite effect work surface over, inset stainless steel sink with mixer tap and tiled splash back. Integrated oven with four ring gas hob and exposed beam mantle, integrated dishwasher and integrated washing machine. UPVC double glazed frosted door and window to the rear, central heating radiator, an opening to an understairs storage snug, coving to the ceiling

FIRST FLOOR LANDING

Doors to two bedrooms and house bathroom.

BEDROOM ONE

10'11" x 12'6" (min) x 11'4" (min) [3.34m x 3.82m (min) x 3.46m (min)]

UPVC double glazed window to the front, column central heating radiator, coving to the ceiling and overstairs storage cupboard.



BEDROOM TWO

10'4" x 7'3" (max) x 6'0" (min) [3.16m x 2.21m (max) x 1.84m (min)]

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

BATHROOM/W.C.

10'3" x 4'11" [3.13m x 1.51m]

Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with shower head attachment and separate shower cubicle with overhead shower. Storage cupboard housing the boiler, coving to the ceiling, UPVC double glazed frosted window to the rear and chrome ladder style radiator.



OUTSIDE

To the rear is a low maintenance pebbled garden with planted beds and decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with a rear timber gate. There is shared access next to number 88 providing access to the single parking space for the property.



COUNCIL TAX BAND

The council tax band for this property is A

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.