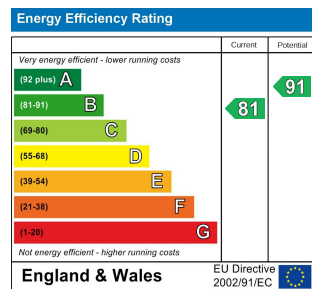


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



20 Mackie Road, Crigglestone, Wakefield, WF4 3FS

For Sale Freehold £325,000

Superbly appointed and spacious throughout is this four bedroom executive semi detached family home with accommodation spread over three levels and benefitting from ample driveway parking, detached garage and enclosed rear garden.

The accommodation briefly comprises of entrance hall, modern fitted kitchen, downstairs w.c. and understairs storage. The first floor landing provides access to the bathroom/w.c., bedroom two and well proportioned lounge. Stair provide access to the second floor landing leading to three with further bedrooms with the principal bedroom boasting en suite shower room/w.c. and a further house shower room/w.c. Outside to the front is a paved pathway with pleasant lawned garden. A tarmac driveway provides off street parking leading to a detached garage with up and over door. A timber gate leads to the enclosed rear garden with paved steps leading up to a paved patio area with an artificial lawned rear garden incorporating paved pathway leading to a large Indian stone paved patio area under a timber wooden pergola with composite decking to the side and low maintenance white pebbled edges.

Situated in this popular part of Crigglestone, the property is well placed for local amenities including shops and schools. There are local bus routes nearby and easy access to the M1 motorway via junction 39, ideal for the commuter wishing to work or travel further afield.

A superb family home which truly deserves an early viewing to fully appreciate the accommodation on offer.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Fully tiled floor, central heating radiator with radiator cover, part timber panelled walls, staircase with handrail leading to the first floor landing and door leading into the modern fitted kitchen.

KITCHEN

12'7" [max] x 8'5" [min] x 11'3" [3.85m [max] x 2.57m [min] x 3.44m]
Range of wall and base high gloss units with laminate work surface over and laminate upstanding above, 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap, integrated double oven and grill with four ring gas hob and stainless steel splash back and cooker hood over. Integrated fridge and freezer, integrated Zanussi dishwasher, integrated washing machine, UPVC double glazed window overlooking the front aspect, fully tiled floor and LED strip lighting under the wall cupboards. Feature archway providing access into the family room and doors providing access to the downstairs w.c. and understairs storage cupboard with fully tiled floor.

W.C.

5'5" x 3'5" [1.67m x 1.05m]
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back, fully tiled floor, central heating radiator and extractor fan.

FAMILY ROOM

13'6" x 16'0" [4.14m x 4.89m]
UPVC double glazed window with built in blind overlooking the rear aspect with a set of UPVC double glazed French doors with built in blinds leading into the landscaped rear garden. Fully tiled floor and two central heating radiators.



FIRST FLOOR LANDING

Part timber panelling to wall with dado rail, stairs to the second floor landing, central heating radiator, UPVC double glazed window overlooking the front elevation and doors providing access to the bathroom/w.c., lounge, bedroom two and airing cupboard.

BEDROOM TWO

8'11" x 11'4" [2.74m x 3.46m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



LOUNGE

10'4" x 15'10" [3.15m x 4.84m]
Electric fire with fixed shelving to either side, central heating radiator, UPVC double glazed window overlooking the rear elevation, set of UPVC double glazed French doors with Juliet balcony overlooking the rear elevation and coving to the ceiling.



BATHROOM/W.C.

5'6" x 6'7" [1.69m x 2.02m]
Modern three piece suite comprising panelled bath with mixer tap, wall hung wash basin with mixer tap and low flush w.c. Part tiled walls, fully tiled floor, central heating radiator and extractor fan.



SECOND FLOOR LANDING

Doors providing access to three bedrooms and the house shower room/w.c. Loft access.

SHOWER ROOM/W.C.

4'2" x 6'7" [1.29m x 2.02m]
Three piece suite comprising larger than average shower cubicle with glass sliding door and mixer shower within, wall hung wash basin with mixer tap and low flush w.c. Part tiled walls, fully tiled floor, central heating radiator, inset spotlights and extractor fan.

BEDROOM THREE

10'0" x 9'0" [3.07m x 2.75m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

10'0" [min] x 11'5" [max] x 6'8" [3.06m [min] x 3.48m [max] x 2.05m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM ONE

13'7" x 9'1" [min] x 12'7" [max] [4.15m x 2.77m [min] x 3.86m [max]]
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access into the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

6'9" x 4'8" [2.06m x 1.44m]
Three piece suite comprising low flush w.c., wall hung wash basin with chrome mixer tap and enclosed shower cubicle with glass sliding door and mixer shower within. Part tiled walls, fully tiled floor, central heating radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front of the property there is a paved pathway leading directly to the front door with porch. There is a pleasant lawned garden and tarmacadam driveway to the side providing off road parking leading to the single detached garage with manual up and over door and fully boarded loft. A timber gate provides access into the enclosed rear garden with paved steps leading up to a paved patio area with an artificial lawned rear garden incorporating paved pathway leading to a large Indian stone paved patio area under a timber wooden pergola with composite decking to the side and low maintenance white pebbled edges. The rear garden is completely enclosed by timber panelled surround fences.



COUNCIL TAX BAND

The council tax band for this property is D.

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.