

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



20 Woodmoor Drive, Crigglestone, Wakefield, WF4 3NS

For Sale Freehold £250,000

A fantastic opportunity to purchase this well appointed three bedroom semi detached home, occupying an attractive corner plot with gardens to three sides. The property further benefits from ample off road parking provided by a double block paved driveway, along with a larger than average single garage featuring power, lighting, and an electric up and over door.

The accommodation is accessed via a welcoming entrance hall, featuring integrated LED strip lighting within plastered walls, and a solid oak door leading into the living room, which boasts a feature media wall with TV unit and electric fire. A further solid oak door leads through to the modern fitted kitchen/breakfast room, finished with quartz work surfaces, a breakfast bar, and a range of integrated appliances. From the kitchen, timber double glazed bi-folding doors open into the conservatory, overlooking the landscaped garden. An understairs storage cupboard completes the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary three piece shower room. Externally, the front garden is attractively laid to lawn with a central paved pathway leading to the front door and wrapping around to the side of the property via a timber gate. The side garden features a further lawned area and a timber decked pathway leading to an elevated decked patio, which wraps around the conservatory—ideal for alfresco dining and outdoor entertaining. The side and rear gardens are fully enclosed by timber panel fencing, offering privacy and security, with a timber gate providing side access. The garage also benefits from a side access door opening onto the decked patio area.

The property is within walking distance of local amenities and well-regarded schools, with regular bus services providing access to Wakefield city centre. Excellent transport links are available via the nearby M1 motorway, making this an ideal home for commuters.

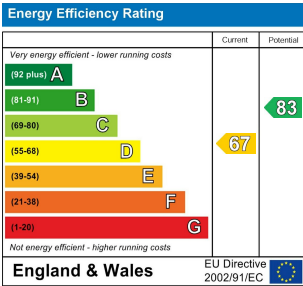
Only a full internal inspection will truly reveal the quality and lifestyle on offer at this impressive home, and early viewing is highly recommended to avoid disappointment.

**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

The front entrance door leads into the entrance hall with a central heating radiator and a staircase leading up to the first floor landing, with built-in LED strip lighting into the walls and a door leading into the living room.

### LIVING ROOM

11'10" [min] x 12'4" [max] x 13'1" [3.61m [min] x 3.76m [max] x 4.0m]  
UPVC triple glazed window overlooking the front aspect, a central heating radiator, and a built-in TV station with electric fire. Built-in base unit storage sits on either side, with a door leading into the open plan kitchen breakfast room.



### KITCHEN/DINER

9'10" x 15'7" [3.01m x 4.75m]  
A range of wall and base units with quartz work surfaces and quartz upstands above, a 1.5 bowl Lamona sink and drainer with black swan neck mixer tap, an integrated twin oven and grill, and a separate Lamona induction hob set into the breakfast bar with a black extractor above. Inset spotlights are fitted to the ceiling, along with a breakfast bar providing seating for two. Integrated Lamona slimline dishwasher and an integrated Lamona washer dryer. Space for an American style fridge freezer, herringbone laminate flooring, and a timber bi-folding door providing access to the understairs storage cupboard/cloakroom. A UPVC double glazed side entrance door and timber double glazed bi-folding doors lead into the conservatory at the rear. Downlights built into the wall cupboards and under-unit lighting.



### CONSERVATORY

9'2" x 10'4" [2.81m x 3.17m]  
Pitched double glazed self-cleaning glass roof with inset spotlights, a wall mounted electric heater, UPVC double glazed windows to three sides, and UPVC double glazed French doors opening onto the rear garden.



### FIRST FLOOR LANDING

Glass balustrade with a UPVC double glazed window overlooking the side elevation, loft access via a bi-folding wooden ladder, a central heating radiator and doors providing access to the shower room and three bedrooms.

### SHOWER ROOM/W.C.

5'3" x 8'3" [1.61m x 2.53m]  
Three piece suite including a low flush w.c., circular black wash basin set into a solid wooden work surface with black mixer tap and floating shelf below. There is a walk-in shower cubicle with smoked glass screen, rainfall shower head and separate attachment, fully tiled shower walls, half-tiled bathroom walls in natural slate, and LVT flooring. A contemporary dark grey towel radiator, inset spotlights, and a UPVC double glazed frosted window overlooking the rear elevation.



### BEDROOM ONE

9'3" x 12'7" [2.84m x 3.85m]  
Triple glazed UPVC window overlooking the front elevation, a central heating radiator, and a feature timber slat wall with picture rail above.



### BEDROOM TWO

9'4" [max] x 6'11" [min] x 10'5" [2.85m [max] x 2.12m [min] x 3.20m]  
Double glazed UPVC window overlooking the rear elevation and a central heating radiator.



### BEDROOM THREE

7'7" x 6'0" [2.32m x 1.84m]  
Triple glazed UPVC window overlooking the front elevation, laminate flooring, a central heating radiator, and a boiler cupboard housing a modern condensing boiler with additional storage. The loft is part boarded with lighting.

### OUTSIDE

To the front is an attractive lawned garden with a central paved pathway leading to the front door and a paved pathway leads through a timber gate to the side. To the side and rear is an attractive lawned garden with fenced boundaries and an elevated timber patio wrapping around the conservatory, ideal for outdoor dining and entertaining. To the side there is a driveway for two vehicles and a single garage.



### GARAGE

19'9" x 10'0" [6.04m x 3.07m]  
Power and lighting, an electric quarter panel door, and a timber side door. The roof has been raised, allowing the space to accommodate a Transit-sized van if required.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.