



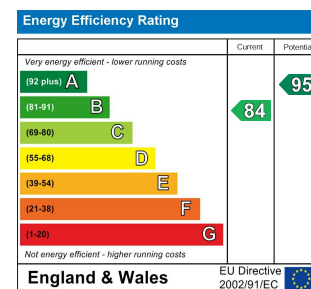
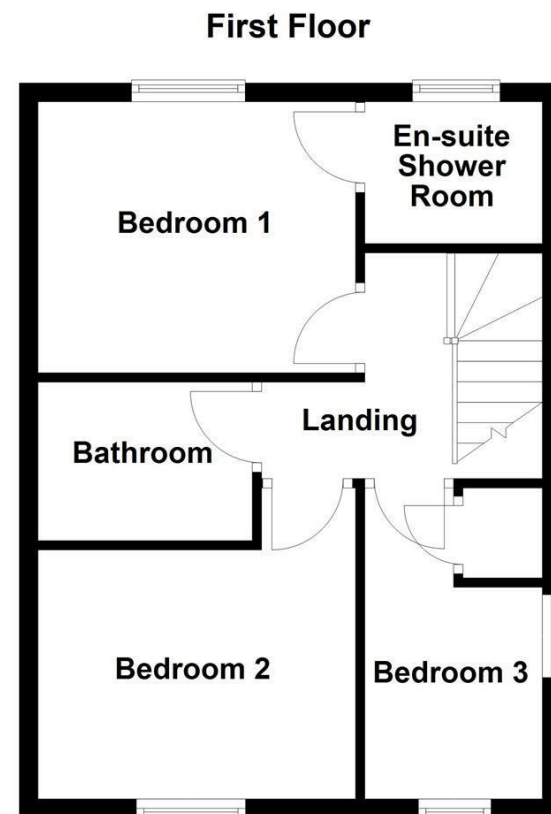
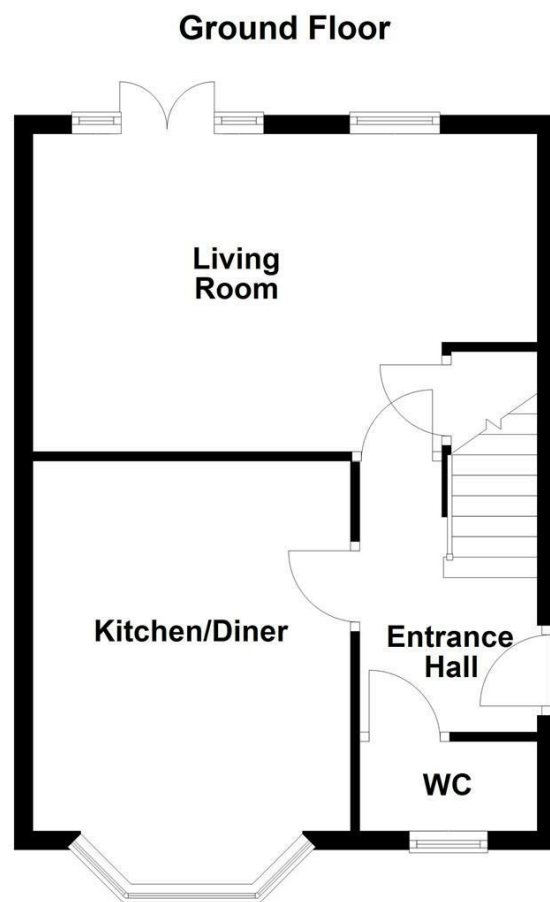
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**IMPORTANT NOTE TO PURCHASERS**

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.



**223 Standbridge Lane, Wakefield, WF2 7NW**

**For Sale Freehold £265,000**

Situated on a modern and sought after development in the popular Crigglestone area of Wakefield is this superbly presented three bedroom semi-detached home. Offering well proportioned accommodation throughout, including ample reception space, an attractive enclosed rear garden, and off street parking, this tastefully decorated property is sure to appeal to a wide range of buyers and simply must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with staircase access to the first floor landing and doors leading to the downstairs WC, kitchen/diner, and living room. The spacious living room benefits from under stairs storage and direct access to the rear garden, creating an ideal space for both relaxing and entertaining. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms, including the principal bedroom with en suite shower room, a useful storage cupboard, and the contemporary house bathroom. Externally, the front of the property features attractive planted areas with a variety of mature shrubs and flowers. There is also off street parking available for a further car at the front of the property in a small parking area. To the side, the landscaped frontage continues with a paved pathway leading to the side access gate, enclosed by iron fencing and walls. The rear garden has been thoughtfully designed for ease of maintenance, being predominantly laid with lawn with a pebbled stone boarder and incorporating planted beds with mature shrubs and flowers, railway sleeper borders, paved pathways, and a raised decked seating area, perfect for outdoor dining and entertaining. The garden is fully enclosed by brick walls and timber fencing to one side and benefits a composite door into the garage and a rear access gate leading to the tarmac driveway, which provides off-street parking for one vehicle and in turn leads to the semi-detached single garage, complete with up-and-over door, power, lighting, and a composite side access door.

Crigglestone remains a highly desirable location for a variety of purchasers, including first-time buyers, growing families, and professional couples. A range of local shops, schools, and everyday amenities can be found within close proximity, whilst the more extensive facilities of Wakefield city centre are only a short distance away. Excellent transport links are available, with regular local bus services nearby and Wakefield benefiting from two railway stations offering direct connections to Leeds, Manchester, London, and beyond. For those commuting further afield, Junction 39 of the M1 motorway is easily accessible.

The area is also renowned for its proximity to a number of popular beauty spots and leisure destinations, including Pugneys Country Park, Newmillerdam Country Park, and Sandal Castle, providing excellent opportunities for outdoor recreation.

Only a full internal inspection will reveal everything this fantastic home has to offer. Early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

9'6" x 6'2" (max) x 3'4" (min) [2.90m x 1.90m (max) x 1.03m (min)]

A composite side entrance door with frosted glazed insert leads into the entrance hall. There is a staircase providing access to the first-floor landing, doors leading to the living room, kitchen/diner and downstairs WC, together with a central heating radiator.

### DOWNSTAIRS W.C.

3'1" x 6'2" [0.95m x 1.90m]

Comprising a frosted UPVC double glazed window to the front elevation, central heating radiator, wall-mounted wash basin with mixer tap and tiled splashback, low flush WC and extractor fan.

### KITCHEN/DINER

15'1" x 11'1" (max) x 4'3" (min) [4.62m x 3.40m (max) x 1.30m (min)]

Featuring a UPVC double glazed bay window to the front elevation, central heating radiator and spotlights to the ceiling. The kitchen is fitted with a range of modern wall and base units with complementary work surfaces incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. There is a four ring gas hob with partial glass splashback and stainless steel extractor canopy above, integrated oven and microwave, integrated fridge freezer, and space and plumbing for both a washing machine and dishwasher.

### LIVING ROOM

17'8" x 11'1" (max) x 14'7" (min) [5.40m x 3.40m (max) x 4.46m (min)]

A spacious reception room benefiting from two central heating radiators, access to an under stairs storage cupboard, a UPVC double glazed window to the rear elevation and a set of UPVC double glazed French doors providing direct access to the rear garden.



### FIRST FLOOR LANDING

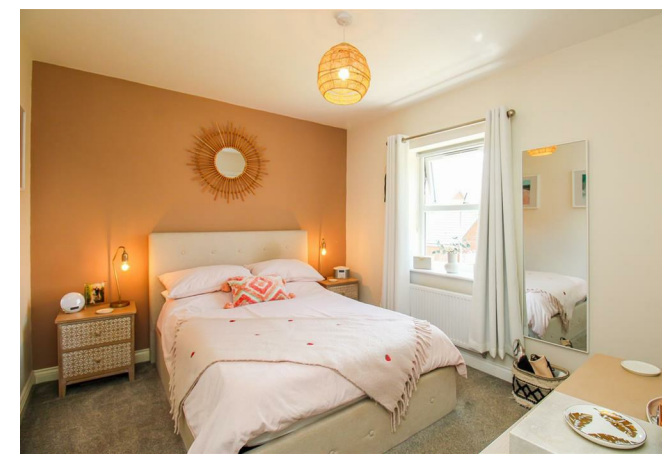
7'10" x 9'10" (max) x 2'9" (min) [2.41m x 3.02m (max) x 0.85m (min)]

Having loft access, central heating radiator and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

9'6" x 11'1" [2.90m x 3.38m]

A generous principal bedroom with UPVC double glazed window to the rear elevation, central heating radiator and door leading to the en-suite shower room.



### EN SUITE SHOWER ROOM

5'0" x 6'2" [1.54m x 1.90m]

Comprising a frosted UPVC double glazed window to the rear elevation, spotlights to the ceiling, extractor fan, chrome heated towel radiator, low flush WC, wall mounted wash basin with mixer tap and shower cubicle with mains fed shower, shower attachment and glazed shower screen. The room also benefits from full height wall tiling.

### BEDROOM TWO

10'7" x 10'9" (max) x 8'5" (min) [3.25m x 3.30m (max) x 2.58m (min)]

Featuring a UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes with partially mirrored doors.



### BEDROOM THREE

6'7" x 10'7" (max) x 7'8" (min) [2.02m x 3.25m (max) x 2.36m (min)]

Having two UPVC double glazed windows to the front elevation, central heating radiator and access to a useful storage cupboard.



### BATHROOM

5'6" x 7'4" (max) x 3'3" (min) [1.70m x 2.26m (max) x 1.0m (min)]

Appointed with spotlights to the ceiling, extractor fan, LED mirror, chrome heated towel radiator, low flush WC, wall mounted wash basin with mixer tap and panelled bath

with mixer tap, mains fed shower attachment and glazed shower screen. The room is finished with full height wall tiling throughout.



## OUTSIDE

To the front of the property is an attractive buffer garden incorporating planted beds with a variety of mature shrubs and flowers, enclosed by iron fencing. There is also off street parking available for a further car at the front of the property in a small parking area. A paved pathway leads to the side entrance door. The rear garden has been beautifully landscaped and is predominantly laid to lawn with well stocked planted beds containing mature shrubs and flowers, complemented by railway sleeper borders, decorative pebble beds and paved pathways. A decked patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by a combination of brick walls and timber fencing, making it particularly suitable for children and pets. A timber rear gate provides access to the tarmac driveway, offering off road parking for one vehicle and leading to the single semi-detached garage, which benefits from an up-and-over door, power, lighting and a composite side access door. A composite door also provides access into the garage.



## 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.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.