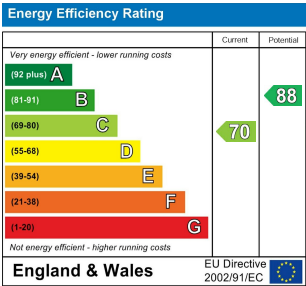


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



23 Haigh Moor Crescent, Tingley, Wakefield, WF3 1EY

For Sale Freehold £320,000

Having been fully renovated throughout, both externally and internally, by the current owner is this superbly appointed and extended three-bedroom semi-detached bungalow in turn-key condition, benefitting from a total rewire, brand new roof with full insulation, a brand new extension, brand new fitted flooring, windows and heating throughout, as well as a newly constructed detached garage.

The property briefly comprises of the entrance hall, newly fitted contemporary kitchen/dining/living room, three well proportioned bedrooms and brand new bathroom. Outside there is a newly turfed lawned garden to the front with driveway to the side providing ample off road parking leading to newly constructed detached garage. To the rear is a newly turfed garden to the rear with flagged patio area.

Situated in a popular part of Tingley the property is well placed to local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, a fantastic home, ideal for the couple, family or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door, recess ceiling spotlights, loft access, radiator, laminate floor and doors to a storage cupboard, three bedrooms, bathroom and kitchen/dining/living room.

BEDROOM ONE

11'11" x 9'8" [min] x 10'10" [max] [3.65m x 2.96m [min] x 3.32m [max]]

UPVC double glazed window to the side and radiator.



BEDROOM TWO

10'11" [max] x 9'3" [min] x 12'6" [3.34m [max] x 2.82m [min] x 3.82m]

UPVC double glazed window to the front and radiator.



BEDROOM THREE

9'8" x 9'4" [2.96m x 2.86m]

UPVC double glazed window to the front and radiator.

BATHROOM/W.C.

7'11" x 7'6" [2.43m x 2.29m]

Brand new fitted four piece suite comprising panelled bath, low flush w.c., vanity wash hand basin, walk in shower with rainwater head and separate attachment. Heated chrome towel radiator and recess ceiling spotlights.



KITCHEN/DINING/LIVING ROOM

15'0" [max] x 8'11" [min] x 24'11" [4.58m [max] x 2.73m [min] x 7.62m]

Newly fitted kitchen with range of soft close contemporary grey wall and base units with matching work surface over and breakfast bar area incorporating sink and drainer with mixer tap, integrated combi microwave, integrated oven and grill, four ring gas hob with filter hood above. Integrated fridge/freezer, integrated dishwasher, integrated washing machine, three radiators, laminate floor, recess spotlights and UPVC double glazed window and French doors to the rear.



OUTSIDE

To the front and rear are lawned gardens with newly laid turf. There is a newly laid driveway running down the side of the property providing off street parking leading to the newly constructed detached concrete sectional garage with up and over door. To the rear is a paved patio area to the rear, perfect for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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.