



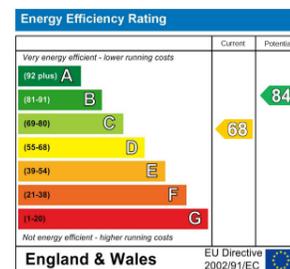
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**MORTGAGES**

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,

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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.



**1 High Street, Crigglestone, Wakefield, WF4 3EB**

**For Sale Freehold £265,000**

Situated in the sought after area of Crigglestone is this three bedroom semi detached property, sitting on a corner plot and benefiting from a double garage with off road parking, well proportioned accommodation, modern fitted kitchen and shower room/w.c.

The accommodation briefly comprises of the entrance hall, kitchen, living room leading to the dining room and conservatory. To the first floor landing there is access to the loft, three bedrooms and the house shower room/w.c. To the front of the property the garden is mainly laid to lawn as well as the side with slate and planted features. A concrete driveway provides off road parking for at least two vehicles and leads to the double detached garage with electric an manual up and over doors. To the rear, the garden is mainly laid to lawn with slate features, a paved patio area perfect for outdoor dining and entertaining.

This property would make an ideal purchase for a range of buyers looking in the Crigglestone area, it is aptly placed to local amenities such as shops, schools, Betty Eastwood, supermarkets, Newmillerdam country park, Blacker Hall Farm and Pugneys water park. The M1 motorway links are a short drive away for those looking to regularly commute.

An early viewing comes highly advised.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted glass panel leading into the entrance hall. Stairs providing access to the first floor landing with understairs storage. Doors through to the kitchen and living room. Central heating radiator.

### KITCHEN

9'10" x 7'5" [3.01m x 2.27m]

A further composite door leading to the rear garden with a UPVC triple glazed window to the side, spotlights to the ceiling, a range of modern wall and base units with laminate work surface over, inset ceramic sink and drainer with mixer tap, laminate splashback, integrated double oven and microwave, four ring induction hob with extractor hood above, integrated dishwasher, space and plumbing for a washing machine, as well as an integrated fridge freezer.



### LIVING ROOM

12'5" x 11'7" [3.8m x 3.55m]

Opening through to the dining room, UPVC triple glazed bow window to the front, coving to the ceiling, central heating radiator, gas fireplace with stone hearth, surround and mantle.



### DINING ROOM

9'11" x 9'8" [3.04m x 2.96m]

Central heating radiator, UPVC double glazed French doors into the conservatory [partially stained glass], coving to the ceiling.

### CONSERVATORY

10'11" x 9'2" max x 3'11" min [3.35m x 2.8m max x 1.2m min]  
UPVC double glazed construction with UPVC double glazed French doors leading to the rear garden.



### FIRST FLOOR LANDING

Loft access, UPVC triple glazed window to the side, central heating radiator and access to a storage cupboard with further doors leading to the bedrooms and house shower room/w.c.

### BEDROOM ONE

12'5" x 9'9" [3.8m x 2.99m]

UPVC triple glazed window to the front, central heating radiator.



### BEDROOM TWO

10'1" x 9'9" [3.08m x 2.99m]

UPVC triple glazed window to the rear, central heating radiator, built in wardrobes and drawers.

### BEDROOM THREE

9'8" x 7'8" max x 4'3" min [2.96m x 2.34m max x 1.3m min]

Bulkhead. Central heating radiator and a UPVC triple glazed window to the front.

### HOUSE SHOWER ROOM/W.C.

5'5" x 7'7" [1.66m x 2.32m]

Frosted UPVC triple glazed window to the rear, chrome

ladder style central heating radiator, spotlights to the ceiling and extractor fan. Concealed cistern low flush w.c., ceramic wash basin built into the storage unit with storage below and mixer tap. Shower cubicle with shower head attachment, glass shower screen and is fully tiled.



### OUTSIDE

A corner plot, to the front and side the gardens are mainly laid to lawn with slate and planted features. A concrete driveway provides off road parking for at least two vehicles which leads up to the attached double garage. The garage has an electric up and over door and a manual up and over door, power and light, frosted UPVC double glazed window to the side, side access and Ideal boiler. The garage measures 5.5m x 5.22m. Electric point. The rear garden is mainly laid to lawn with slate features, paved patio area perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

### 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.

### COUNCIL TAX BAND

The council tax band for this property is B

### 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.