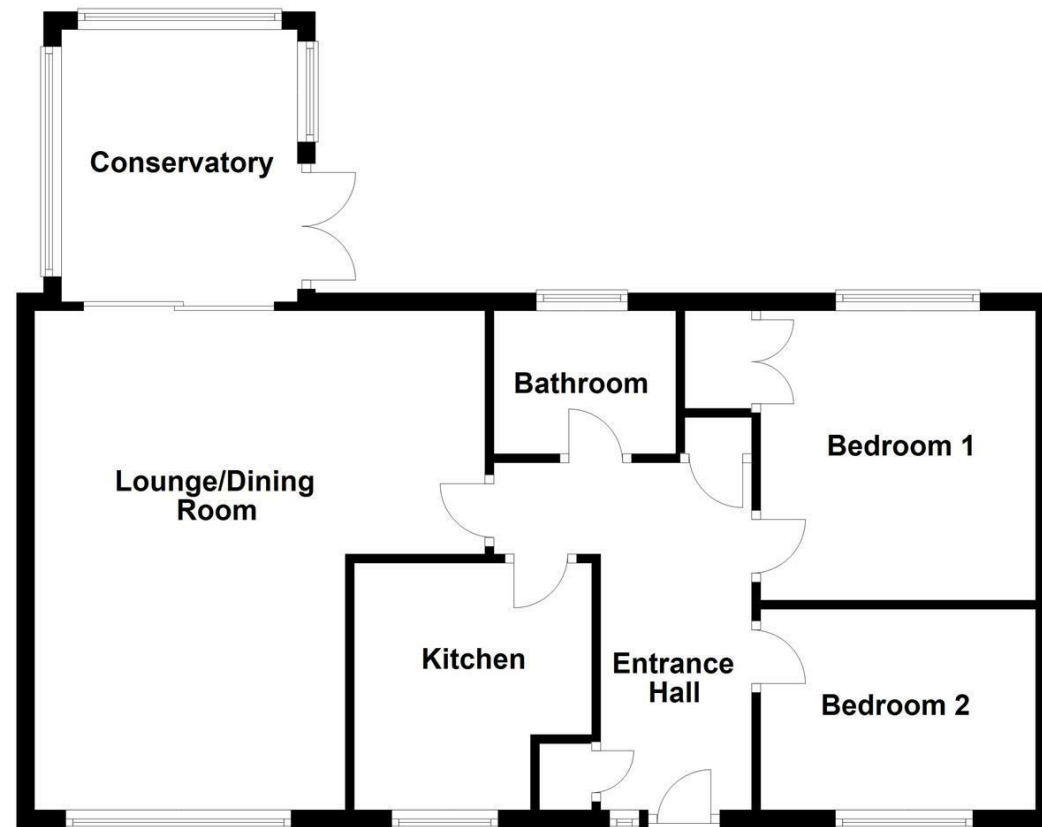




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.



29 Hopewell Way, Crigglestone, Wakefield, WF4 3PU

For Sale Freehold £240,000

Enjoying a tucked away position and having being renovated throughout to include brand new fitted kitchen, bathroom and carpets throughout is this well appointed two bedroom detached bungalow.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance hall, two bedrooms, kitchen, bathroom, spacious lounge/dining room and conservatory. Outside to the front is a lawned garden and shared driveway which in turn leads to Indian slate area which provides off street parking. To the rear is an attractive lawned garden incorporating block paved patio area.

Offered for sale with no chain and vacant possession upon completion, an ideal home for the working couple or those looking to downsize and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, radiator, loft access, cloaks cupboard with new boiler and doors to the two bedrooms, kitchen, lounge/diner and bathroom.

BEDROOM ONE

9'10" x 10'7" [3.01m x 3.24m]

UPVC double glazed window to the rear, radiator and built in double wardrobe.



BEDROOM TWO

7'2" x 9'10" [2.19m x 3.02m]

UPVC double glazed window to the front and radiator.



BATHROOM/W.C.

6'7" x 6'0" [2.02m x 1.84m]

Low flush w.c., wash basin with vanity cupboards and panelled bath with mixer shower, rain water head and separate attachment. Partially tiled walls, UPVC double glazed frosted window to the rear, tiled effect floor and heated chrome towel radiator.

KITCHEN

8'1" x 8'9" [max] x 6'9" [min] [2.47m x 2.68m [max] x 2.06m [min]]

Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, integrated oven and grill with four ring touch screen electric hob, stainless steel back and cooker hood above. UPVC double glazed window to the front, space for a fridge and freezer, plumbing for a washing machine and drawers down the base units.

LOUNGE/DINING ROOM

15'5" [max] x 11'5" [min] x 17'10" [4.71m [max] x 3.48m [min] x 5.46m]

UPVC double glazed window to the front, coving to the ceiling, two radiators and gas fire with marble back, hearth and modern surround. UPVC double glazed sliding patio doors into the conservatory.



CONSERVATORY

8'1" x 9'6" [2.47m x 2.90m]

Fully UPVC double glazed on a brick built base with French doors to the side and tiled effect floor.

OUTSIDE

To the front is a shared driveway and low maintenance slate garden which could provide off street parking and newly turfed lawned garden, as well as block paved pathway to the front door. To the rear is a lawned garden incorporating block paved patio area enjoying a good degree of privacy.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.