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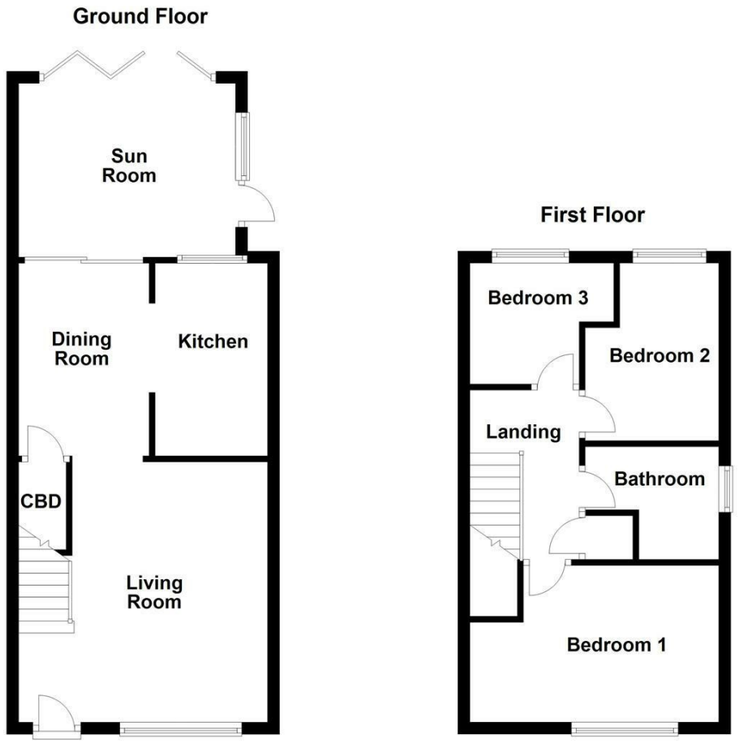


# 25 Aberfield Drive, Crigglestone, Wakefield, WF4 3PT

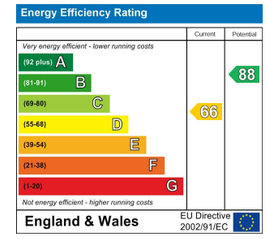
## For Sale Freehold £210,000

Enjoying a cul-de-sac location sits this three bedroom semi detached house with a spacious living room having feature fireplace, dining room and kitchen, which has sliding patio doors into the sun room enjoying bi-folding doors into the landscaped garden.

The accommodation fully comprises living room, dining room, kitchen, sun room, first floor landing, three bedrooms and bathroom/w.c. Outside there is an attractive lawned front garden with a paved pathway, off road parking via the paved driveway at the side and to the rear there is a landscaped garden with timber shed, timber decked patio and attractive lawn with a pebbled seating area and enclosed.

Close to local amenities and schools within the surrounding area. Newmillerdam country park is also nearby, as well as Pugneys water park. Local bus routes travel to and from Wakefield city centre and for those looking to commute further afield the M1 motorway is a short drive away.

Only a full internal inspection will fully reveal all that is on offer at this quality home and an early viewing comes highly recommended.




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

### LIVING ROOM
14'3" x 13'3" max x 10'9" min (4.35m x 4.06m max x 3.30m min)
UPVC double glazed window to the front, central heating radiator, electric fire on a tiled hearth with decorative surround, laminate flooring, staircase with hand ail leading to the first floor landing, archway into the dining room.

### DINING ROOM
10'6" x 7'1" (3.21m x 2.18m )
Laminate flooring, central heating radiator, set of UPVC double glazed sliding patio doors to the sun room, door to the understairs storage cupboard and archway into the kitchen.

### KITCHEN
6'2" x 10'7" (1.90m x 3.23m)
Having a range of wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill with four ring ceramic hob and cooker hood above, wall mounted condensing boiler, space for a large fridge freezer, tiled floor, UPVC double glazed window into the sun room.

### SUN ROOM
9'5" x 11'9" (2.88m x 3.60m)
Constructed in 2021, pitched glass tinted roof, three wall light points, electric heater (wall mounted), tiled floor, bi-folding doors, UPVC double glazed door leading to the garden, UPVC double glazed window to the side, power.

### FIRST FLOOR LANDING
Loft access via bi-folding wooden ladder, doors to the bedrooms and house bathroom/w.c. Storage cupboard with shelving.

### BEDROOM ONE
8'7" x 13'8" max x 10'4" min (2.62m x 4.17m max x 3.17m min)
UPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM TWO
9'8" x 7'4" max x 5'6" min (2.95m x 2.26m max x 1.69m min )
UPVC double glazed window to the rear elevation, central heating radiator.

### BEDROOM THREE
6'9" x 7'10" max x 6'0" min (2.06m x 2.40m max x 1.83m min )
UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.
6'2" x 7'4" max x 4'4" min (1.90m x 2.25m max x 1.33m min)
Pedestal wash basin with two taps, low flush w.c., panelled bath with two taps and electric shower over with shower screen. Tiled walls to the bath area and part tiled to the reaming walls, chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed frosted window to the side elevation.

### OUTSIDE
Attractive lawned front garden with a planted border, covered timber pitch with tiled roof to the front entrance door and a paved driveway to the side with pebbled inserts. Timber gate providing access into the rear garden, timber shed, pebbled pathway leading to the timber decked patio area with low maintenance pebbled seating area, attractive lawn with planted borders. Timber panelled fence surrounds. Up and down lights.

### 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.

### 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.