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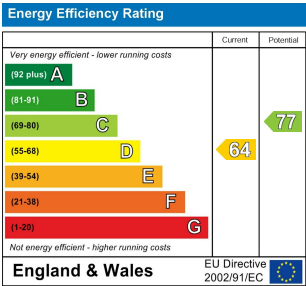


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
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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.



## 37 Blacker Lane, Crigglestone, Wakefield, WF4 3EW

### For Sale Freehold £465,000

A fantastic opportunity to acquire this extended four bedroom semi detached family home, set within beautifully landscaped gardens enjoying far reaching valley views. The grounds are thoughtfully designed, featuring manicured planted borders, multiple patio seating areas, and a variety of outdoor spaces ideal for both relaxation and entertaining. To the front, the property benefits from ample off road parking provided by a tarmac driveway.

The accommodation is entered via a porch, which provides access to both the home office and the main entrance hall. From the hallway, a feature archway leads into the sitting room, which in turn opens into the living room via double doors. Both reception rooms benefit from one open fireplace and one multi fuel burner, creating a warm and inviting atmosphere. The kitchen flows seamlessly into a spacious open plan sitting/dining area through an additional feature archway, wrapping around to the office space. Patio doors from this area lead out onto an elevated timber deck, perfectly positioned to enjoy the surrounding views. To the first floor, a generous landing gives access to four well proportioned bedrooms and a family bathroom fitted with a three piece suite. The principal bedroom benefits from a stylish four piece en suite bathroom and further leads through to a versatile office/dressing room. Bedroom two features fitted wardrobes, providing ample storage. Externally, the rear garden is a standout feature of the property. An elevated timber deck, accessed from both the living room and the sitting/dining area via sliding patio doors, offers superb views across the valley. Steps descend to a pebbled area, which provides access to a large cellar room equipped with power, lighting, plumbing for a washing machine, and useful storage space. Beneath the decking is a practical wood store. The garden continues with an attractive lawn bordered by well maintained planting, a charming water feature pond with a walkway, and a timber summer house with a shingle roof. Further sections include a sloping garden leading to a second lawn, a pergola covered patio area with planted borders, a greenhouse and a rose archway opening into an additional garden space. This final section is divided into allotment style beds alongside a further lawn and timber shed. The entire garden is fully enclosed by fencing and mature hedging, ensuring privacy.

The property is ideally situated in a sought after residential location, close to local amenities, reputable schools, and with excellent transport links. Regular bus routes provide easy access to Wakefield city centre, while the M1 motorway is just a short distance away, making it ideal for commuters.

This is a superb, high quality family home, and early viewing is highly recommended.

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## ACCOMMODATION

### PORCH

A composite front entrance door leads into the porch, which features UPVC double glazed frosted panel windows to either side, overlooking the front aspect. The porch benefits from timber cladding to the walls, a solid wooden floor, and a timber door leading into the entrance hall, with an additional door providing access to the office.

### ENTRANCE HALL

Finished with a solid wooden floor and a staircase with handrail rising to the first floor landing. There is a door leading into the kitchen and a feature archway opening into the sitting room. A timber single glazed window provides a view through to the porch.

### SITTING ROOM

12'2" x 14'0" [max] x 12'2" [min] [3.73m x 4.28m [max] x 3.71m [min]]

A well proportioned reception room featuring a tiled hearth with an open grate fire and limestone surround. There is a UPVC double glazed bay window overlooking the front aspect, coving to the ceiling and a central heating radiator. Double timber doors lead through to the living room.



### LIVING ROOM

12'2" x 11'8" [3.73m x 3.58m]

A cosy reception space with UPVC double glazed sliding patio doors opening onto the elevated timber deck. The room features a multi fuel burner set on a Yorkshire stone hearth with a solid wooden surround, coving to the ceiling, wall lighting, and a central heating radiator.

### KITCHEN

14'11" x 6'6" [4.55m x 1.99m]

Fitted with solid wooden fronted units and granite work surfaces with matching upstands. There is a double sink with swan neck mixer tap, a range cooker with five ring gas hob, stainless steel splashback and extractor above. A UPVC double glazed window overlooks the rear aspect, and laminate flooring runs throughout. A feature archway leads into the sitting/dining room, and bifold doors provide access to an understairs storage cupboard/pantry.



### SITTING/DINING ROOM

26'11" x 16'9" [max] x 8'3" [min] [8.22m x 5.11m [max] x 2.52m [min]]

A spacious open plan area with two UPVC double glazed windows to the front and rear elevations. Sliding patio doors provide access to the elevated timber deck. The room benefits from laminate flooring, coving to the ceiling, and space for a large fridge freezer. There is a double storage cupboard with plumbing for a dishwasher and a door leading into the office.

### OFFICE

14'5" x 7'1" [4.40m x 2.18m]

With a UPVC double glazed window to the front aspect, laminate flooring, coving to the ceiling, and a central heating radiator. A door leads back through to the porch.

### FIRST FLOOR LANDING

Featuring coving to the ceiling and providing access to four bedrooms and the family bathroom.

### BEDROOM ONE

12'4" x 16'2" [max] x 13'8" [min] [3.76m x 4.94m [max] x 4.17m [min]]

A generous principal bedroom enjoying far reaching valley views. Features include loft access, a central heating radiator, and an archway leading into a dressing room/office, along with a door to the en suite.



### EN SUITE BATHROOM

8'4" x 8'3" [max] x 7'1" [min] [2.56m x 2.53m [max] x 2.17m [min]]

A well appointed four piece suite comprising a freestanding double ended bath with central taps, a large shower cubicle with sliding glass door and electric shower, pedestal wash basin, and low flush WC. Finished with fully tiled flooring, part tiled walls, inset ceiling spotlights, heated towel rail, and a UPVC double glazed frosted window to the front.



### DRESSING ROOM/OFFICE

8'3" x 7'9" [2.53m x 2.37m]

Fitted with a desk and base units, with a UPVC double glazed window to the front and inset ceiling spotlights.

### BEDROOM TWO

9'6" x 12'3" [2.92m x 3.74m]

A double bedroom with UPVC double glazed window to the rear elevation, central heating radiator, and fitted wardrobes with overhead storage and dressing table.



### BEDROOM THREE

12'2" x 12'2" [3.72m x 3.72m]

With a UPVC double glazed window to the front elevation, coving to the ceiling and fitted wardrobes.

### BEDROOM FOUR

6'9" x 6'3" [2.06m x 1.92m]

With a UPVC double glazed window to the front elevation, central heating radiator, and coving to the ceiling.

### BATHROOM

8'4" x 6'9" [2.56m x 2.08m]

Comprising a three piece suite including an 'L' shaped panelled bath with glass screen, mixer tap and shower over, low flush WC, and wash hand basin set within a vanity unit. The room is finished with part tiled walls, tiled flooring, chrome heated towel rail, loft access, inset ceiling spotlights, underfloor heating and a UPVC double glazed frosted window to the rear.

### CELLAR

16'11" x 15'2" [max] x 7'3" [min] [5.17m x 4.64m [max] x 2.23m [min]]

Accessed via a timber door, the cellar benefits from power, lighting, plumbing for a washing machine, and space for additional appliances, offering excellent storage.

### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for up to three vehicles, alongside a planted border. A timber gate leads to a paved pathway accessing the rear garden. The rear garden is superbly landscaped and arranged over multiple levels. An elevated timber deck with pergola and balustrade provides a fantastic seating area with stunning valley views. Steps lead down to a lawned garden with manicured borders, a decorative pond with a galvanised bridge, and a charming timber summer house with shingle roof. Further sections of the garden include an additional lawn, a second decked patio with pergola, a greenhouse, and planted borders. A rose arch leads to a third section featuring allotment style beds, and a further lawn with timber shed. The garden is fully enclosed by fencing and mature hedging, providing a high degree of privacy.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.