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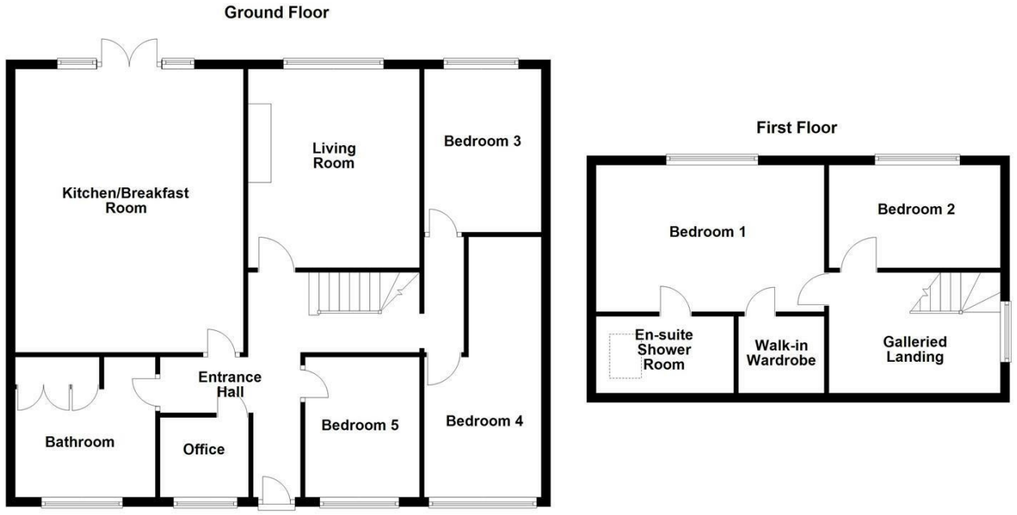


25 Mackie Hill Close, Crigglestone, WF4 3HP

For Sale Freehold Offers Over £390,000

A fantastic opportunity to acquire this superbly extended five bedroom detached family home, offering spacious and contemporary accommodation throughout. The property features five generous double bedrooms, a bespoke modern kitchen/breakfast room with a central island, quartz work surfaces, and high quality integrated appliances, creating a truly impressive hub for family living and entertaining.

The ground floor comprises an inviting entrance hallway, a spacious living room with a built in media wall and inset electric fire and three well proportioned double bedrooms, along with a stunning four piece family bathroom fitted to a high standard. A staircase leads to a galleried landing, where bedrooms one and two are located, the principal bedroom benefiting from a walk-in wardrobe and a modern three-piece en suite shower room. Externally, the property enjoys a large block paved driveway providing ample off street parking for up to four vehicles, with a timber gate giving access to the enclosed rear garden. The rear garden has been beautifully landscaped to include an Indian stone patio, a well maintained lawn, low maintenance slate borders, and fencing to all sides for privacy. There is also a useful side storeroom with UPVC French doors providing additional versatility, as well as external power sockets and a water connection.

Ideally located within walking distance of local amenities and schools, the property also benefits from excellent bus routes to and from Wakefield city centre and easy access to the M1 motorway, perfect for those commuting further afield.

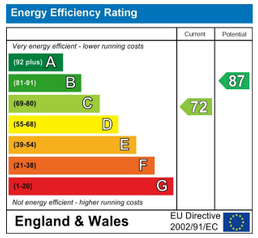
Finished to an exceptional standard throughout, this property offers an ideal family home that truly must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

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

ENTRANCE HALL
A composite front entrance door, the hallway features laminate flooring, two contemporary dark grey radiators and coving to the ceiling. A staircase with handrail leads up to the galleried landing on the first floor with doors providing access to three bedrooms, an office, a modern four piece house bathroom, the stunning kitchen breakfast room and the living room.

OFFICE
5'3" x 6'1" (1.61m x 1.86m)
A contemporary dark grey radiator, laminate flooring and a UPVC double glazed window overlooking the front aspect.

BEDROOM FIVE
8'0" x 9'10" (2.45m x 3.00m)
Laminate flooring a UPVC double glazed window overlooking the front aspect and a contemporary dark grey radiator.

BATHROOM/W.C.
9'4" x 8'2" (2.85m x 2.51m)
A luxurious four piece suite featuring a large double ended panel bath with wall mounted mixer tap and glass shower screen, plus a separate mixer shower with rainfall shower head and handheld attachment. Two wash basins with chrome mixer taps set into floating vanity drawers, and a concealed cistern w.c. Fully tiled, with laminate effect flooring, coving, spotlights to the ceiling, extractor fan and a frosted UPVC double glazed window to the front aspect.
Chrome heated towel rail, shaver socket and built-in storage cupboard housing the Edison combination boiler and utility area with space and plumbing for a washing machine and dryer.

KITCHEN/BREAKFAST ROOM
20'2" x 16'1" (6.17m x 4.91m)
A stunning, high gloss fitted kitchen with a range of wall and base units, granite work surfaces, and tiled splashbacks. A double Belfast ceramic sink with mixer tap, plumbing for a dishwasher, and two integrated twin ovens with grills, five ring induction hob, glass splashback and extractor above. Space for an American style fridge freezer, wine cooler, central island, two contemporary wall mounted radiators and UPVC French doors opening onto the landscaped rear garden, flanked by two side windows.

LIVING ROOM
14'0" x 12'2" (4.27m x 3.73m)
Laminate flooring, a UPVC double glazed window overlooking the rear aspect and coving to the ceiling. A feature TV wall with built in electric fire and a contemporary dark grey radiator.

BEDROOM THREE
11'7" x 8'3" (3.54m x 2.54m)
A UPVC double glazed window overlooking the rear aspect, laminate flooring and a contemporary dark grey radiator.

BEDROOM FOUR
7'0" (min) x 14'9" (max) x 7'6" (2.15m (min) x 4.50m (max) x 2.29m)
A UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling, laminate flooring and a contemporary dark grey radiator.

FIRST FLOOR LANDING
A chrome wall mounted radiator, a UPVC double glazed window overlooking the side elevation and two doors providing access to two bedrooms.

BEDROOM ONE
16'0" x 10'5" (4.88m x 3.19m)
A UPVC double glazed window overlooking the rear elevation, contemporary white radiator and doors leading to the walk-in wardrobe and en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'9" x 9'8" (1.46m x 2.96m)
A three piece suite including a walk in shower cubicle with glass screen, brass rain shower head and handheld attachment, ceramic oval wash basin with brass mixer tap set into a laminate worktop with vanity drawers and a low flush w.c. Fully tiled walls, brass ladder style radiator, spotlights to the ceiling and a Velux UPVC double glazed window overlooking the front elevation.

WALK IN WARDROBE
6'0" x 4'8" (1.85m x 1.43m)
Fitted shelving, wall mounted lighting and ample storage space.

BEDROOM TWO
7'4" (max) x 5'10" (min) and 11'11" (2.26m (max) x 1.78m (min) and 3.65m)
Inset spotlights, laminate flooring, contemporary white radiator and a UPVC double glazed window overlooking the rear elevation.

STORE ROOM
13'0" x 6'7" (3.98m x 2.03m)
Accessed via UPVC French doors from the driveway, this space includes two UPVC double glazed windows, one to the side and one to the rear.

OUTSIDE
To the front, there is a large block paved driveway providing ample parking for four vehicles, with low maintenance pebbled edging. A block paved pathway leads to the side garden and French door access to the store room. To the rear, a beautifully landscaped garden features an Indian stone paved patio area, lawns, planted borders, timber fencing, outdoor power points, water tap and timber gate access back to the front driveway.

GARAGE
21'4" x 9'5" (6.51m x 2.88m)
An integral garage with manual up-and-over door, electrics, and composite door access from the garden.

COUNCIL TAX BAND
The council tax band for this property is C.

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.