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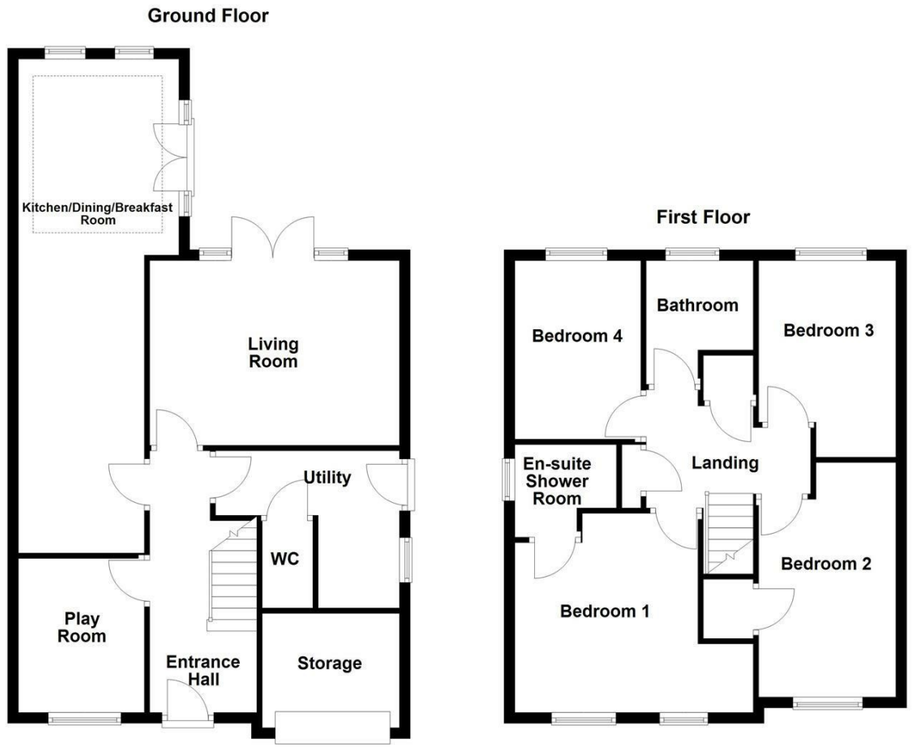


28 Pugneys Avenue, Crigglestone, Wakefield, WF4 3FT

For Sale Freehold £387,500

Nestled within a pleasant cul-de-sac on this highly sought after modern development, this beautifully presented four bedroom detached family home offers spacious, flexible living accommodation, ideally suited to the growing family. Immaculately maintained throughout, the property benefits from a modern fitted kitchen, stylish bathroom and en suite shower room, as well as a superb rear dining extension with a lantern roof and skylight, creating a bright and airy living space, making this home one not to be missed.

The accommodation briefly comprises a welcoming entrance hall providing access to the living room, playroom, kitchen/dining/breakfast room, utility room, and downstairs w.c., as well as stairs leading to the first floor. The open plan kitchen/dining/breakfast area and living room both enjoy views and access to the rear garden, while the utility room conveniently opens to the side of the property. To the first floor, the landing provides loft access and two built in storage cupboards, with doors leading to four well proportioned bedrooms. The principal bedroom features en suite shower facilities, while the remaining bedrooms are served by a modern family bathroom. Externally, the property occupies a generous plot with a low maintenance front garden and a tarmac driveway providing ample off street parking for at least three vehicles. The former garage has been partially converted into a useful storage area, while to the rear, the landscaped tiered garden offers stone paved patio areas and an artificial lawn, bordered by attractive railway sleepers, perfect for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it safe and secure for children and pets.

Situated in the popular village of Crigglestone, the property is ideally positioned close to a range of local shops, well regarded schools, and public transport links, including bus routes. Excellent access is also available to the M1 motorway network, making it ideal for those commuting further afield. For family leisure, Pugneys Country Park, Sandal Castle, and Newmillerdam are all within a short distance.

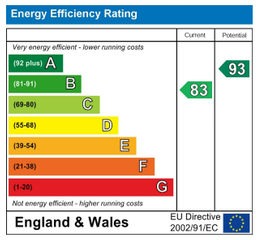
This fantastic family home offers both comfort and convenience in an enviable setting. An early viewing is highly recommended to fully appreciate the quality and space this property has to offer.

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
15'11" x 6'6" (max) and 3'6" (min) (4.86m x 2.00m (max) and 1.08m (min))
A composite front entrance door with frosted glass panel, a central heating radiator, staircase leading to the first floor landing and doors providing access to the utility room, playroom, kitchen dining breakfast room and living room.

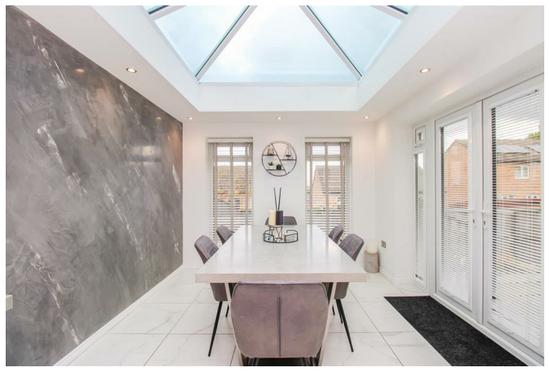
PLAY ROOM
9'4" x 7'8" (2.85m x 2.34m)
A UPVC double glazed window to the front and a central heating radiator.

LIVING ROOM
11'3" x 15'3" (3.45m x 4.65m)
A set of UPVC double glazed French doors opening out to the rear garden and central heating radiator.

UTILITY ROOM
9'7" x 11'8" (max) x 5'1" (min) (2.93m x 3.57m (max) x 1.55m (min))
A composite side door with a frosted glass panel, spotlighting and a range of modern gloss wall and base units with quartz work surfaces and laminate storage cupboards. A UPVC double glazed window to the side, an integrated washing machine and access to the downstairs w.c.

W.C.
2'9" x 6'0" (0.86m x 1.83m)
An extractor fan, spotlighting, concealed cistern low flush w.c., wash basin with storage cupboard below and mixer tap and half tiled walls throughout.

KITCHEN/DINING/BREAKFAST ROOM
30'10" x 9'10" (max) and 7'8" (min) (9.40m x 3.00m (max) and 2.34m (min))
A beautifully presented open plan family space with spotlighting throughout, lantern roof with skylight, underfloor heating and two UPVC double glazed windows to the rear, along with UPVC double glazed French doors opening onto the garden. A range of modern high gloss wall and base units with quartz work surfaces extending into a breakfast bar, large wash basin with mixer and boiling tap, drainboard inset into the quartz surface, and LED strip lighting throughout. a five ring gas hob, integrated double oven, integrated dishwasher, and integrated fridge freezer.



FIRST FLOOR LANDING
Loft access, central heating radiator, two storage cupboards and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
12'4" (max) x 13'2" (min) x 4'4" (3.78m (max) x 4.03m (min) x 1.34m)
Two UPVC double glazed windows to the front, central heating radiator, fitted wardrobes and storage units and door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'7" x 6'1" (max) x 3'6" (min) (1.72m x 1.87m (max) x 1.08m (min))
A frosted UPVC double glazed window, spotlighting, extractor fan, central heating radiator, and a three piece suite comprising a concealed cistern low flush w.c., wall mounted wash basin with mixer tap and a shower cubicle with mains fed shower, rainfall head and glass screen. Half tiled walls throughout.

BEDROOM TWO
8'7" (max) x 12'4" (minimum) x 14'3" (2.63m (max) x 3.77m (minimum) x 4.36m)
A UPVC double glazed window to the front, central heating radiator, spotlighting and overstairs storage cupboard.

BEDROOM THREE
8'9" x 11'9" (max) x 9'10" (min) (2.67m x 3.60m (max) x 3.00m (min))
A UPVC double glazed window to the rear, spotlighting and central heating radiator.

BEDROOM FOUR
10'10" x 7'9" (3.32m x 2.38m)
Spotlighting and a UPVC double glazed window to the rear.

BATHROOM/W.C.
6'2" x 7'6" (max) and 5'6" (min) (1.88m x 2.30m (max) and 1.68m (min))
A frosted UPVC double glazed window to the rear, central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, and a panelled bath with mixer tap and mains fed shower with glass screen. Half tiled walls, spotlighting and extractor fan.

OUTSIDE
To the front, the property offers a low maintenance garden with a tarmac driveway providing off road parking for at least three vehicles. The pathway leads to the converted garage, now used as storage. To the rear the low maintenance tiered garden features a stone paved patio area, perfect for outdoor entertaining and an artificial lawn. The garden is fully enclosed by timber fencing, providing privacy and security for families and pets.

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

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.