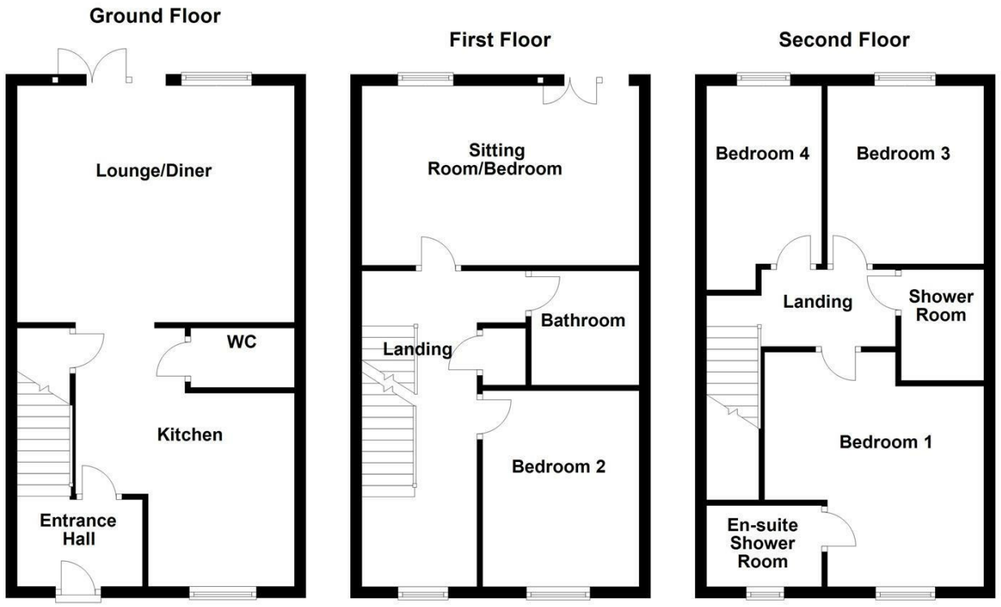
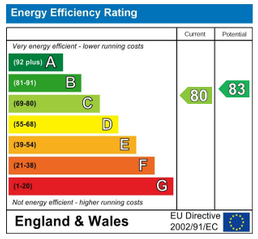



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 18 Mackie Road, Crigglestone, Wakefield, WF4 3FS

## For Sale Freehold £340,000

Set back from the main road and offering spacious and versatile accommodation arranged over three floors is this well presented four/five bedroom semi detached family home, situated on a modern development and ideally suited to growing families.

The accommodation briefly comprises an entrance hall, modern fitted kitchen, useful understairs storage cupboard, downstairs WC and a versatile family room which could also be utilised as a fifth bedroom. To the first floor is a spacious lounge, a further double bedroom and a contemporary family bathroom. The second floor provides access to three additional bedrooms, with the principal bedroom benefitting from en suite shower facilities. Externally, the property enjoys a lawned front garden, whilst a driveway to the side provides off road parking and leads to a detached brick built garage with up and over door. To the rear is an attractive enclosed garden incorporating a lawn and flagged patio area, ideal for outdoor dining and entertaining.

The property is conveniently positioned for a range of local amenities including shops, schools and regular bus routes. The popular beauty spot of Newmillerdam is nearby, whilst excellent transport links and motorway connections make the property ideal for commuters.

Offering generous and flexible accommodation throughout, this superb home is perfect for the growing family. An early viewing is highly recommended to fully appreciate the space and versatility on offer and to avoid disappointment.



## ACCOMMODTION

### ENTRANCE HALL
Front entrance door, central heating radiator, staircase to the first floor and door leading through to the kitchen.

### KITCHEN
12'7" x 11'3" (3.85m x 3.43m)
Fitted with a modern range of wall and base units with work surfaces over incorporating a 1½ bowl stainless steel sink and drainer with mixer tap. Integrated fridge freezer, integrated oven and grill, four ring gas hob with stainless steel splashback and cooker hood above, integrated washing machine, integrated dishwasher, wood effect flooring, central heating radiator and UPVC double glazed window to the front.

### W.C.
Fitted with a low flush W.C. and pedestal wash basin with tiled splashback. Tiled flooring and central heating radiator.

### FAMILY ROOM
13'8" x 16'0" (4.17m x 4.89m)
A spacious reception area with two central heating radiators, UPVC double glazed window to the rear and French doors leading out to the garden.



### FIRST FLOOR LANDING
Radiator, UPVC double glazed window to the front, stairs leading to the second floor and ground floor, airing cupboard and doors providing access to bedroom two, the lounge/bedroom and the house bathroom.

### BEDROOM TWO
11'4" x 8'11" (3.46m x 2.73m)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes to one wall.



### LOUNGE/BEDROOM
16'0" x 10'4" (4.89m x 3.17m)
A versatile reception room or additional bedroom with UPVC double glazed window to the rear, French doors opening onto a Juliet balcony and two central heating radiators.



### BATHROOM/W.C.
5'6" x 6'8" (1.69m x 2.04m)
Comprising low flush W.C., wash basin and panelled bath. Part tiled walls, radiator and carpeted flooring.



### SECOND FLOOR LANDING
Radiator, loft access point and doors providing access to three bedrooms and the shower room.

### BEDROOM THREE
9'1" x 10'0" (2.79m x 3.07m)
UPVC double glazed window to the rear and central heating radiator.



### BEDROOM FOUR
11'5" x 6'8" (3.48m x 2.04m)
UPVC double glazed window to the rear and central heating radiator.

### SHOWER ROOM/W.C.
6'7" x 4'3" (2.01m x 1.30m)
Comprising low flush W.C., wash basin and double shower cubicle with mixer shower. Fully tiled within the shower area, part tiled walls, radiator and vinyl flooring.

### BEDROOM ONE
13'6" x 11'7" (4.14m x 3.55m)
Dual UPVC double glazed windows to the front, central heating radiator and fitted wardrobes to one wall. Door leading through to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.
6'9" x 4'7" (2.07m x 1.42m)
Fitted with a low flush W.C., wash basin and shower cubicle with mixer shower. Fully tiled within the shower area, part tiled walls, tiled effect flooring, radiator and frosted UPVC double glazed window to the front.

### OUTSIDE
To the front is a small lawned garden area. A driveway to the side provides off road parking for two vehicles and leads to a brick built garage with up and over door. To the rear is an enclosed lawned garden incorporating a flagged patio seating area, ideal for outdoor dining and entertaining.



### 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.

### 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.