



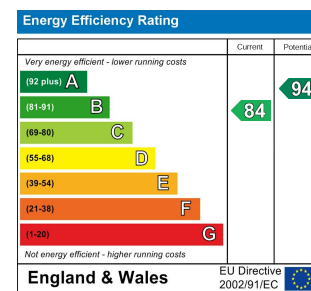
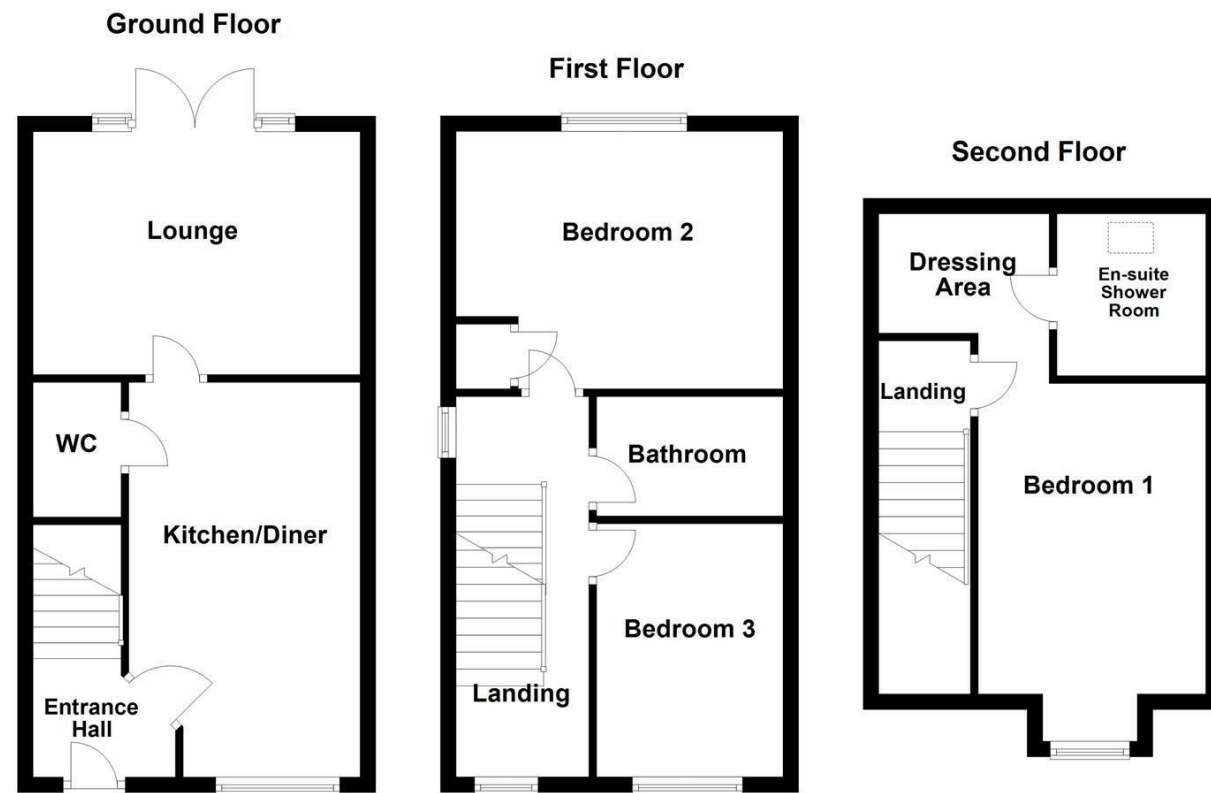
WAKEFIELD  
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01924 260 022

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**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.



**22 Pugneys Avenue, Crigglestone, Wakefield, WF4 3FT**

**For Sale Freehold Offers Over £274,000**

Deceptive from the main roadside is this superbly appointed and versatile three bedroom semi detached home originally built by Taylor Wimpey and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, spacious kitchen/diner, downstairs w.c. and lounge. Stairs to the first floor lead to two double bedrooms and main house bathroom. Stairs to the second floor provide access to the spacious principal bedroom with dressing area and contemporary en suite shower room. Outside to the front is a driveway providing off street parking for two vehicles. To the rear is a stunning low maintenance landscaped garden incorporating flagged patio and pebbled entertaining areas, well stocked with plants, fruit trees and shrubs bordering.

Situated in this modern development and situated close to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

A fantastic home, ideal for the professional couple or growing family, this property deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, radiator, stairs to the first floor landing and door to the kitchen/diner.

##### KITCHEN/DINER

10'5" x 17'1" [3.18m x 5.22m]

Range of modern fitted high gloss wall and base units with matching work surface over incorporating 1 1/2 stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, integrated dishwasher, integrated double oven and grill, AEG five ring gas hob with cooker hood above. Fully tiled floor, radiator, UPVC double glazed window to the front and doors to the downstairs w.c. and lounge.

##### W.C.

3'0" x 5'3" [0.93m x 1.62m]

Low flush w.c., pedestal wash basin with tiled splash back, fully tiled floor and radiator.

##### LOUNGE

11'4" x 13'10" [3.47m x 4.23m]

Radiator and UPVC double glazed French doors with window panels to the rear,



##### FIRST FLOOR LANDING

UPVC double glazed windows to the front and side, radiator, doors to two bedrooms and bathroom.

##### BEDROOM TWO

11'4" x 13'10" [3.47m x 4.22m]

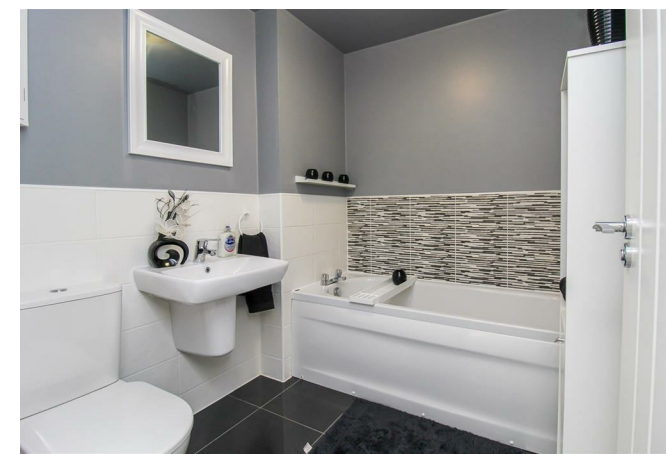
UPVC double glazed window to the rear, radiator, laminate floor and storage cupboard.



##### BATHROOM/W.C.

7'0" x 6'2" [2.15m x 1.89m]

Contemporary three piece suite comprising low flush w.c., wash basin and panelled bath. Fully tiled floor and radiator.



##### BEDROOM THREE

10'8" x 7'0" [3.27m x 2.14m]

UPVC double glazed window to the front and radiator.



##### SECOND FLOOR LANDING

Door to bedroom one.

##### BEDROOM ONE

10'3" (max) x 5'2" (min) x 8'9" [3.13m (max) x 1.60m (min) x 2.68m]

UPVC double glazed window to the front, radiator, loft access with drop down ladder, open to the dressing area and door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

4'8" x 6'3" [1.43m x 1.92m]

Contemporary three piece suite comprising low flush w.c., wash basin and double shower cubicle with newly fitted mixer shower and separate attachment. Fully tiled floor, UPVC double glazed velux window to the rear and radiator.



##### OUTSIDE

To the front is a driveway providing off street parking for two vehicles. To the rear is a low maintenance landscaped garden incorporating plants, trees (including fruit trees) and shrub borders, flagged and stone paved patio area, enclosed by timber fencing.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We love this house and the area. It's a quiet street with minimal traffic and friendly people who look out for each other. There are plenty of nearby green spaces within walking distance, including Pugneys Country Park, Betty Eastwood park, Newmillerdam, and the Calder wetlands."

##### 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.

##### PLEASE NOTE

Please note: Annual estate maintenance charges range between £150 and £200.