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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\*

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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 6 Moor View, Crigglestone, Wakefield, WF4 3PE

### For Sale Freehold £245,000

Situated in Crigglestone is this well presented three bedroom semi detached dormer bungalow benefitting from a downstairs bedroom, conservatory, driveway and low maintenance gardens.

The property briefly comprises of the entrance hall, kitchen, inner hallway leading to the lounge, downstairs bedroom, downstairs w.c./utility, dining room and conservatory. The first floor landing leads to two further bedrooms and shower room. Outside to the front is a pebbled garden and driveway providing off road parking for two vehicles leading to the detached garage. To the rear is a flagged patio area and low maintenance garden.

Situated in a popular part of Crigglestone the property is well placed for local amenities including shops, schools, bus routes, Betty Eastwood Park and having good access to the M1 motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

KITCHEN

11'8" x 8'2" [3.57m x 2.50m]  
UPVC side entrance door. Range of wall and base units with wood effect laminate work surface over, integrated oven with gas hob, stainless steel sink and drainer unit with mixer tap, space for a fridge/freezer. UPVC double glazed windows to the front and side elevation, central heating radiator and access through to the inner hallway.

HALLWAY

Door to the lounge, downstairs bedroom and w.c./utility.

LOUNGE

15'10" x 11'0" [4.85m x 3.36m]  
UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with wood surround.



BEDROOM ONE

11'10" x 9'6" [3.62m x 2.91m]  
UPVC double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.



W.C./UTILITY

7'0" x 5'5" [2.14m x 1.66m]  
Two piece suite comprising low flush w.c. and wash hand basin. Laminate work surface with plumbing for a washing machine, central heating radiator and UPVC double glazed frosted window to the side elevation.

DINING AREA

9'9" x 11'10" [2.98m x 3.62m]  
UPVC double glazed sliding doors to the conservatory and stairs to the first floor landing.



CONSERVATORY

10'8" x 9'0" [3.27m x 2.75m]  
UPVC double glazed windows to the sides and rear, UPVC side door and central heating radiator.



FIRST FLOOR LANDING

Doors to the two further bedrooms and shower room.

BEDROOM TWO

12'6" x 10'2" [3.82m x 3.12m]  
UPVC double glazed window to the front elevation, central heating radiator and built in storage.



BEDROOM THREE

6'0" (max) x 16'7" [1.85m (max) x 5.07m]  
Two velux windows to the rear elevation, central heating radiator and eaves storage.

SHOWER ROOM/W.C.

8'5" x 6'11" [2.59m x 2.11m]  
Three piece suite comprising double shower cubicle with electric shower, wash hand basin and low flush w.c. UPVC double glazed window to the front elevation and central heating radiator.



OUTSIDE

To the front of the property is a low maintenance pebbled garden with bush and shrubbery borders. There is a driveway providing off road parking for two vehicles leading to the detached garage with up and over door. To the rear is a low maintenance garden with flagged patio seating area.



COUNCIL TAX BAND

The council tax band for this property is B.

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.