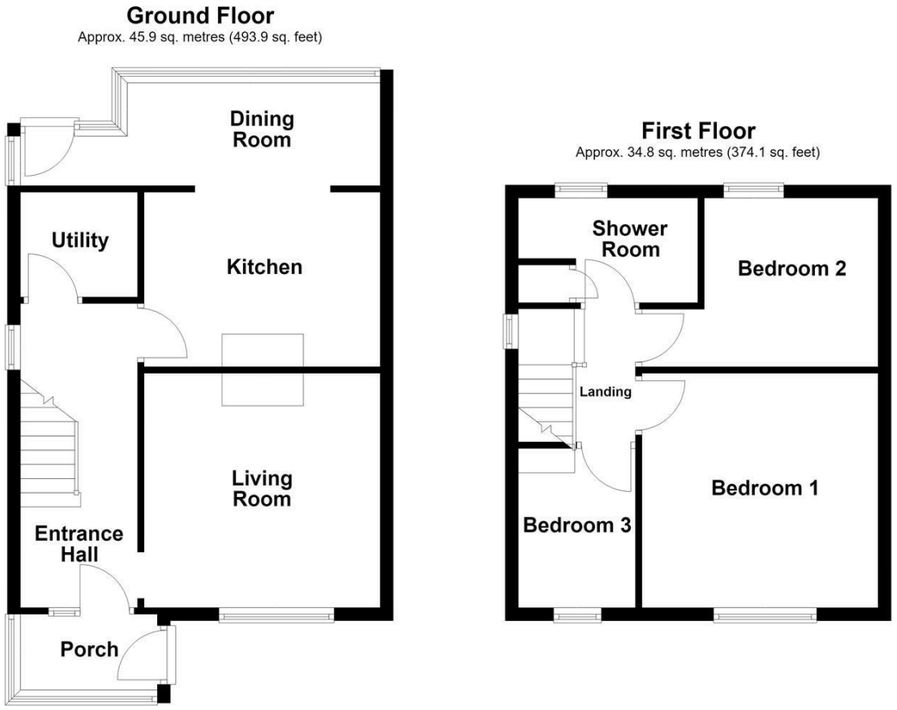


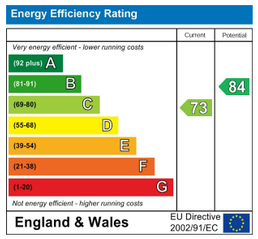
Total area: approx. 80.6 sq. metres (868.0 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



141 Hollin Lane, Crigglestone, Wakefield, WF4 3EG

For Sale Freehold £249,950

Situated in the popular village of Crigglestone is this superbly presented and extended three bedroom semi detached family home. Offering well proportioned accommodation throughout, the property boasts three generous bedrooms, spacious reception areas, driveway parking, a detached garage and beautifully maintained gardens, making it an ideal home for first time buyers, professional couples and growing families alike.

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the spacious living room, utility room and modern fitted kitchen. The kitchen flows through into the dining room, which overlooks and provides access to the rear garden, creating an excellent space for both family living and entertaining. To the first floor, the landing provides access to the loft space, three well proportioned bedrooms and a contemporary shower room. All three bedrooms benefit from fitted storage, whilst the shower room also features a useful built in storage cupboard. Externally, the property enjoys a low maintenance front garden with a gravelled and concrete driveway provides ample off road parking for several vehicles and leads to the detached single garage with an up and over door. To the rear, the beautifully maintained garden is predominantly laid to lawn with established planted borders, together with a block paved patio and raised decked seating area, creating the perfect setting for outdoor dining and entertaining. A covered outdoor kitchen with a corrugated canopy and external power supply further enhances the garden, whilst two useful brick built storage areas are positioned to the rear of the garage, the garden is fully enclosed by timber fencing.

Crigglestone is a highly regarded residential location offering a range of local amenities, well regarded schools and excellent transport links. Wakefield city centre is only a short distance away, providing a wider selection of shopping, leisure and dining facilities together with two mainline railway stations offering direct services to Leeds and London. The M1 motorway network is also easily accessible, making the property particularly attractive to commuters. The area is also well placed for enjoying local beauty spots including Newmillerdam Country Park, Sandal Castle and Pugneys Country Park.

Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate the spacious accommodation, excellent presentation and superb lifestyle this fantastic family home has to offer. Planning permission has previously been granted for a two storey extension to the side and rear.



ACCOMMODATION

ENTRANCE PORCH
3'5" x 6'8" (1.05m x 2.05m)
A UPVC double glazed front entrance door leads into the porch, which features two UPVC double-glazed windows overlooking the front, a central heating radiator and tiled flooring. A frosted UPVC double glazed door leads through to the entrance hall.

ENTRANCE HALL
15'5" x 5'10" (4.70m x 1.80m)
A staircase providing access to the first floor landing with a glass balustrade, a central heating radiator, ceiling spotlights and a UPVC double glazed window to the side. Openings provide access to the utility room, kitchen and living room.

UTILITY ROOM
4'9" x 5'9" (1.47m x 1.76m)
Providing useful additional storage and utility space.

LIVING ROOM
11'9" x 11'10" (3.60m x 3.62m)
A UPVC double glazed window to the front, ceiling spotlights, coving to the ceiling and a central heating radiator. A multi fuel burning stove is set on a stone hearth with an exposed brick surround and wooden mantel. Fitted shelving is positioned within the alcoves.



KITCHEN
8'10" x 11'8" (2.70m x 3.57m)
Fitted with a range of modern gloss fronted wall and base units with laminate work surfaces over, incorporating a composite 1.5 bowl sink and drainer with mixer tap and laminate splashbacks. Integrated appliances include a microwave and dishwasher. There is space for a Range style cooker with a tiled splashback and extractor hood above, together with space for a freestanding fridge freezer. Further features include under cabinet lighting, under cabinet sockets, underfloor heating, ceiling spotlights and an opening leading through to the dining room.



DINING ROOM
19'8" x 5'2" (6.00m x 1.58m)
UPVC double glazed windows overlooking the rear garden and a UPVC double glazed door providing external access. Further features include ceiling spotlights and coving to the ceiling.

FIRST FLOOR LANDING
7'1" x 5'10" (2.17m x 1.80m)
A UPVC double glazed window to the side, a glass balustrade and ceiling spotlights. Doors lead to three bedrooms and the shower room. An air conditioning system serves the first floor.

BEDROOM ONE
11'10" x 11'9" (3.62m x 3.60m)
A UPVC double glazed window to the front, a central heating radiator, ceiling spotlights, air conditioning and a range of fitted wardrobes and storage units.



BEDROOM TWO
8'10" x 11'9" (2.71m x 3.60m)
A UPVC double glazed window overlooking the rear garden, a central heating radiator, ceiling spotlights, air conditioning and a range of fitted wardrobes and storage units. A loft hatch with a pull down ladder provides access to the loft.



BEDROOM THREE
5'11" x 8'2" (1.82m x 2.50m)
A UPVC double glazed window to the front, a central heating radiator, air conditioning, coving to the ceiling and a bulkhead with fitted storage above.



SHOWER ROOM/W.C.
5'3" x 9'2" (1.62m x 2.80m)
A frosted UPVC double glazed window to the rear, a matt black column central heating radiator, a matt black ladder-style radiator, an extractor fan and ceiling spotlights. The suite comprises a low flush W.C., a wash basin with mixer tap set within a vanity storage unit and a walk-in shower enclosure with a mains fed overhead shower, handheld attachment and glass screen. Partial wall tiling, an LED mirror and a fitted storage cupboard.



OUTSIDE
To the front, the property features slate borders with mature shrubs, a walled boundary and a stone paved pathway leading to the entrance porch. A slate, pebbled and concrete driveway provides off road parking for several vehicles and continues along the side of the property to the detached garage. Access to useful understairs storage is also available from the side of the property. The enclosed rear garden features a raised decked patio area with useful covered storage beneath. Steps lead down to lawned areas with mature trees and shrubs, together with a paved patio area ideal for outdoor dining and entertaining. A corrugated canopy covers an area previously used as an outdoor kitchen, with power available externally. The garden is enclosed by walls and timber fencing, making it suitable for families with children or pets. An external storage area houses the Vaillant boiler and hot water cylinder.



GARAGE
17'3" x 9'4" (5.26m x 2.85m)
A manual up and over door, power and lighting. Solar battery and inverter. An internal access door leads to a brick-built storage area at the rear.

STORAGE AREA ONE
9'4" x 4'0" (2.85m x 1.23m)
Providing useful additional storage space.

WORKSHOP/STORAGE AREA TWO
9'4" x 5'1" (2.85m x 1.55m)
A workshop-style storage area featuring power and lighting.

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.

PLANNING PERMISSION
Planning permission has previously been fully granted for a two storey extension to the side and rear of the property. Further details can be found on the Wakefield Council Planning Portal. Ref: 21/02925/FUL