



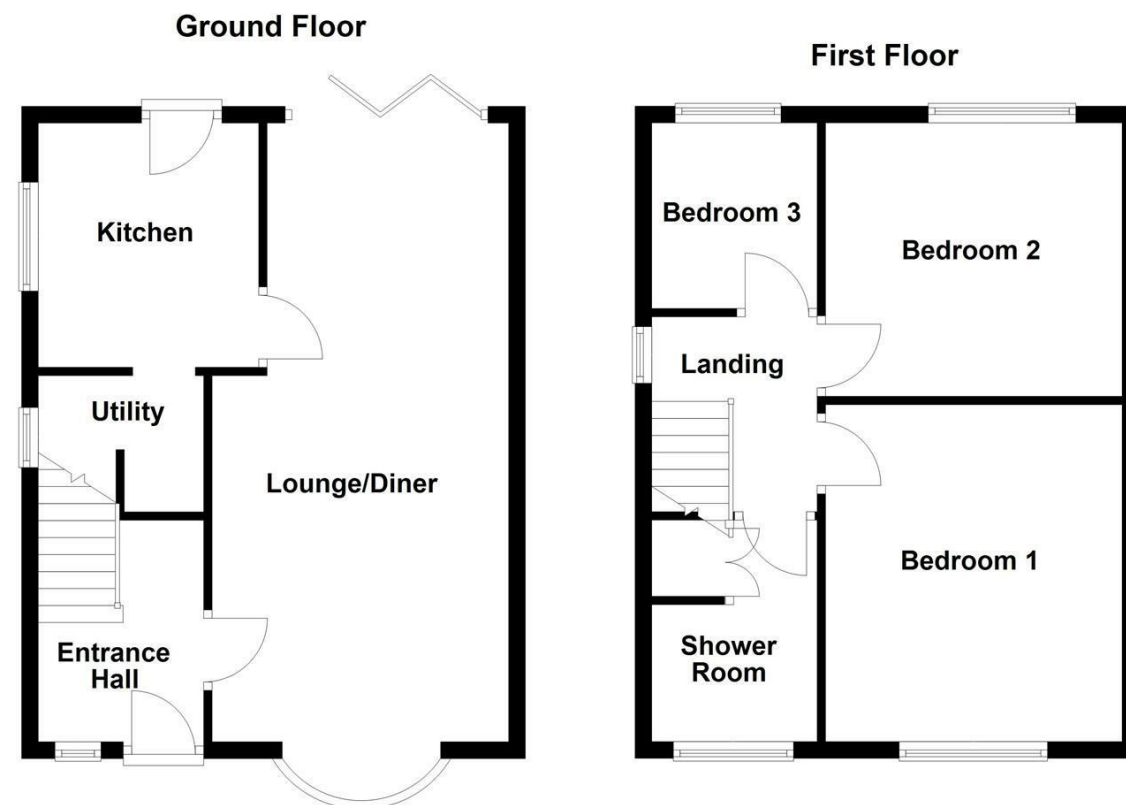
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## 22 Grove Park, Calder Grove, Wakefield, WF4 3BZ

For Sale Freehold £275,000

Nestled within a sought after cul-de-sac location in the popular area of Crigglestone, Wakefield, is this superbly presented three bedroom semi-detached home. Offering well proportioned accommodation throughout, including spacious reception areas, ample off road parking, and attractive enclosed gardens, this impressive property is one not to be missed.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing and access through to the spacious lounge diner. The lounge diner benefits from bi-folding doors opening onto the rear garden and provides access to the fitted kitchen. The kitchen also enjoys direct access to the rear garden and an opening into a useful under stairs utility area. To the first floor, the landing provides loft access via a pull down ladder and leads to three well proportioned bedrooms and the contemporary house shower room. Externally, the front of the property features a paved driveway providing off road parking for two vehicles. To the side, there is an additional concrete parking space situated in front of the detached single garage, which benefits from an up-and-over door, power, lighting, and an EV charging point. The rear garden is predominantly laid to lawn and enjoys a high degree of privacy. Beautifully landscaped, it incorporates mature shrubs, railway sleeper borders, raised planters, and an elevated decked seating area, creating the perfect space for outdoor dining and entertaining. A garden shed/greenhouse is also included. The garden is fully enclosed by a combination of walls and fencing, making it ideal for families with children and pets.

Crigglestone remains a highly desirable location for a wide range of buyers, including first-time purchasers, professional couples, and growing families. The area benefits from a selection of local shops, schools, and everyday amenities, with more extensive facilities available in nearby Wakefield city centre. Excellent transport links are readily accessible, with local bus routes close by and Wakefield's two railway stations offering regular services to Leeds, Manchester, London, and beyond. For commuters, the M1 motorway network is only a short drive away, providing convenient access further afield.

Only a full internal inspection can truly appreciate the quality and accommodation on offer at this fantastic home. Early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.

### 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

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

8'8" x 6'6" [max] x 3'6" [min] [2.65m x 2.0m [max] x 1.08m [min]]

A composite front door with frosted glazed insert leads into the entrance hall. There is a frosted UPVC double glazed window to the front elevation, a central heating radiator, staircase rising to the first floor landing, and a door leading through to the lounge diner.

### LOUNGE/DINER

24'3" x 11'7" [max] x 9'5" [min] [7.40m x 3.55m [max] x 2.88m [min]]

A spacious reception room featuring a UPVC double glazed bow window to the front elevation and a set of UPVC double glazed bi-folding doors opening onto the rear garden. There is coving to the ceiling, two central heating radiators, and an electric fireplace with a coal effect fire, laminate surround, and mantel.



### KITCHEN

9'4" x 8'8" [2.86m x 2.65m]

Fitted with a UPVC double glazed window to the side elevation and a frosted double glazed composite door providing rear access. The kitchen benefits from spotlighting to the ceiling, a central heating radiator, and an opening through to the utility area. Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated appliances include an induction hob with extractor hood above and a double oven. There is space and plumbing for a dishwasher, space for a fridge freezer, and the Worcester combination boiler is housed within the kitchen.

### UTILITY ROOM

6'7" x 4'5" [max] x 2'1" [min] [2.02m x 1.35m [max] x 0.65m [min]]

Featuring spotlighting to the ceiling and a frosted UPVC double glazed window to the side elevation. Fitted with a range of modern base units with laminate work surfaces over and tiled splashbacks. There is a stacked space and plumbing provision for a washing machine and tumble dryer.

### FIRST FLOOR LANDING

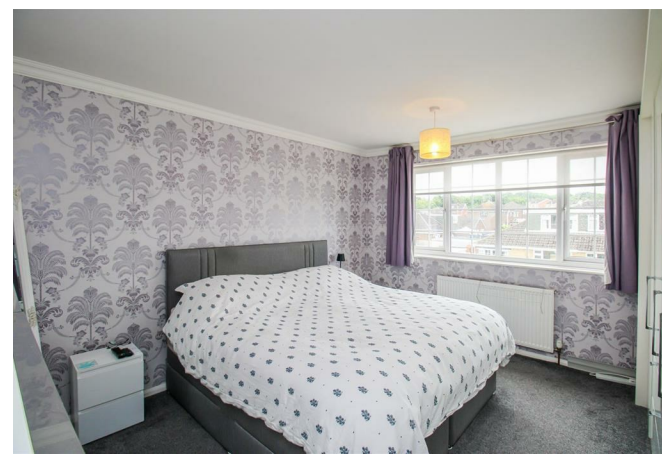
8'2" x 6'6" [max] x 3'5" [min] [2.51m x 2.0m [max] x 1.06m [min]]

With a UPVC double glazed window to the side elevation, loft access via a pull down ladder, and doors leading to three bedrooms, and the house shower room.

### BEDROOM ONE

13'4" x 11'8" [4.07m x 3.58m]

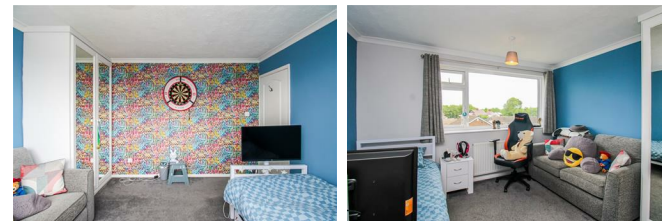
A generous double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and coving to the ceiling.



### BEDROOM TWO

10'8" x 11'8" [3.27m x 3.58m]

A further double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling, and fitted wardrobes with mirrored sliding doors.



### BEDROOM THREE

6'6" x 7'3" [2.0m x 2.22m]

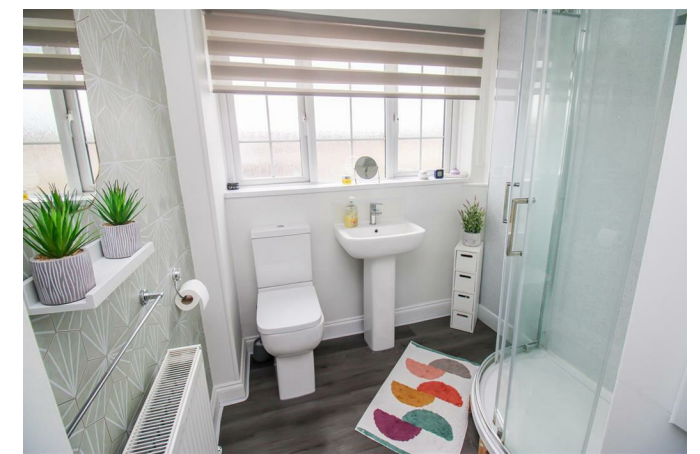
With a UPVC double glazed window to the rear elevation and a central heating radiator.



### SHOWER ROOM

6'6" x 8'2" [max] x 5'7" [min] [2.0m x 2.50m [max] x 1.72m [min]]

Comprising a frosted UPVC double glazed window to the front elevation, central heating radiator, and fitted storage cupboard above the bulkhead. The suite includes a low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and a shower cubicle with mains-fed overhead shower and glazed shower screen. Finished with a combination of partial tiling and decorative wall panelling.



### OUTSIDE

To the front, the property enjoys a low maintenance garden incorporating a paved driveway providing off road parking for two vehicles, alongside attractive shrub beds with railway sleeper borders. The driveway leads directly to the front entrance. To the side of the property is a further concrete driveway providing an additional parking space in front of the detached single garage, which benefits from an up-and-over door. An EV charging point is also installed and will remain with the property. The rear garden is predominantly laid to lawn and incorporates a stone paved patio area and a raised decked seating area, ideal for outdoor dining and entertaining. The garden is complemented by railway sleeper borders and is fully enclosed by a combination of walls and timber fencing, making it ideal for both children and pets. There is also space for a timber garden shed, greenhouse, or summer house.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.