



WAKEFIELD  
01924 291 294

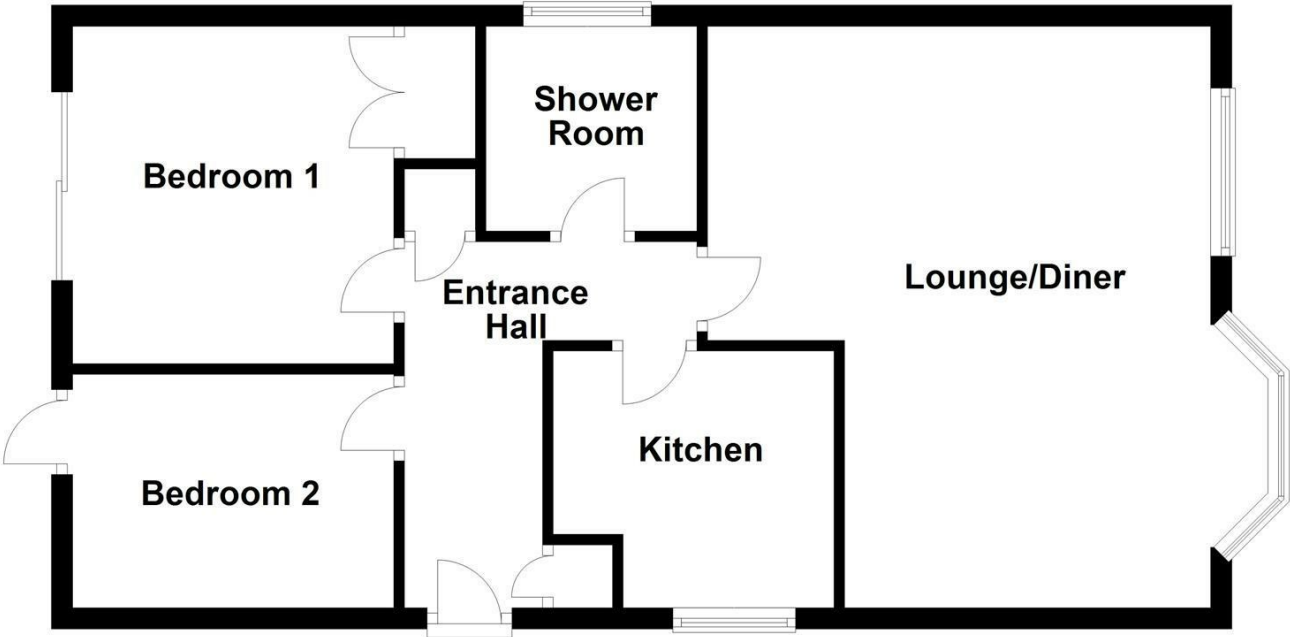
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor

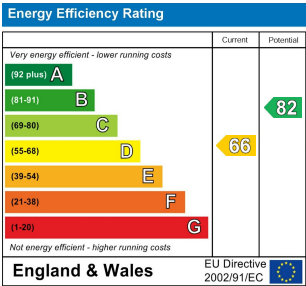


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



20 Woodmoor Rise, Crigglestone, Wakefield, WF4 3NT  
For Sale Freehold £250,000

Enjoying a cul-de-sac location on a corner plot position is this well presented two bedroom detached true bungalow benefitting from modern kitchen, two driveways with garage and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, two bedrooms, shower room, modern kitchen and spacious lounge/diner. Outside, lawned gardens sweep around the front and side with two driveways providing off road parking with a single garage. To the rear is an enclosed garden laid to lawn with steps to a porcelain paved patio area.

The property is ideally located for all local amenities including shops and several local schools within walking distance. Main bus routes run to and from Wakefield city centre and Junction 39 of the M1 motorway is only a short distance from the property, perfect for the commuter looking to travel further afield.

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





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed side entrance door with frosted panels, central heating radiators, loft hatch providing loft access with light, an opening into the kitchen and doors to two bedrooms, boiler/airing cupboard, storage cupboard, shower room and lounge/diner.

### KITCHEN

8'1" x 8'9" [2.47m x 2.68m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with swan neck mixer tap, space for a freestanding oven and grill, plumbing for a washing machine, space for a small fridge and freezer. UPVC double glazed window to the side aspect and laminate flooring.

### LOUNGE/DINER

15'6" [min] x 11'5" [min] x 16'10" [4.73m [min] x 3.48m [min] x 5.15m]

UPVC double glazed windows overlooking the front aspect, two central heating radiators and coving to the ceiling.



### SHOWER ROOM/W.C.

6'3" x 6'6" [1.93m x 1.99m]

Three piece suite comprising larger than average shower cubicle with mixer shower, concealed cistern low flush w.c. and wash basin with mixer tap. UPVC double glazed frosted window overlooking the side aspect, ladder style radiator and shaver socket point.



### BEDROOM ONE

9'11" x 10'8" [3.04m x 3.26m]

Set of UPVC double glazed sliding patio doors to the rear garden, built in double wardrobe and central heating radiator.



### BEDROOM TWO

9'11" x 7'3" [3.04m x 2.21m]

UPVC double glazed door to the rear garden and central heating radiator.



### OUTSIDE

To the front of the property is an attractive lawned garden flowing around to the side. Two driveways provide off road parking for two vehicles and a single garage with manual up and over door, power and light. To the rear is a porcelain paved patio area, perfect for entertaining and dining purposes with steps leading down to an attractive lawn and paved patio, surrounded by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.