



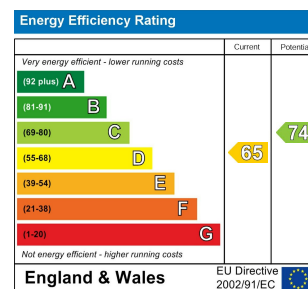
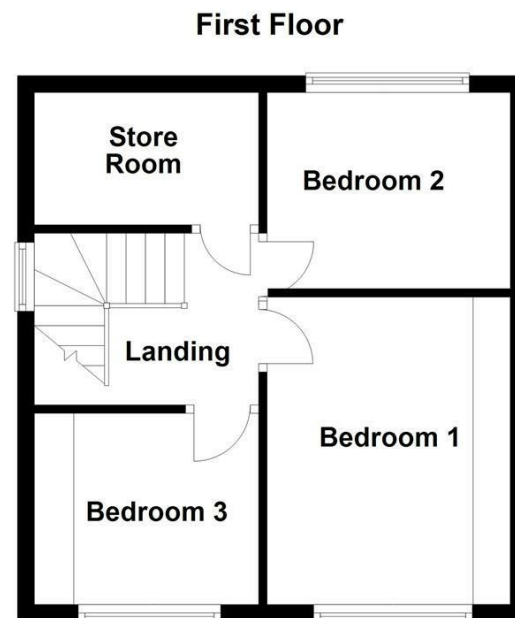
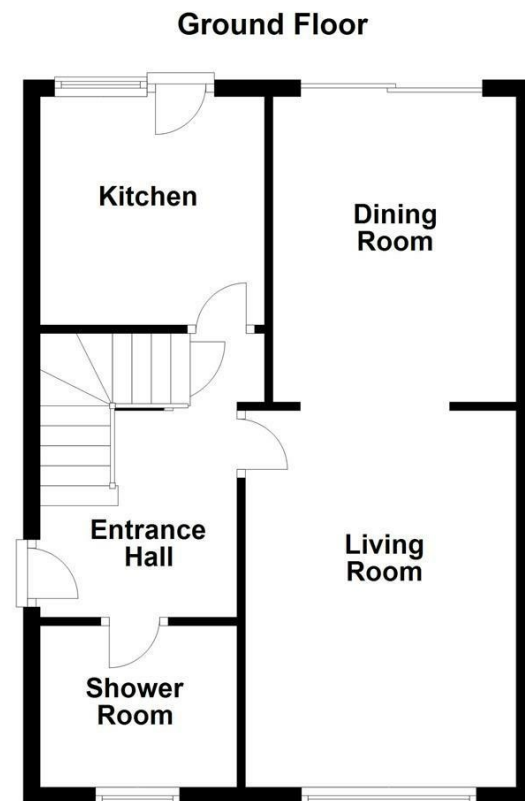
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



**9 Fishponds Drive, Crigglestone, Wakefield, WF4 3PA**

**For Sale Freehold £265,000**

Deceptive from the main roadside is this spacious three bedroom semi detached dormer bungalow benefiting from UPVC double glazing, gas central heating and an expansive landscaped rear garden.

The accommodation fully comprises spacious entrance hall, living room with an opening into the dining room, kitchen and downstairs shower room/w.c. To the first floor landing there are three well proportioned bedrooms and a store room. Outside to the front is a driveway at the side providing ample off street parking leading to the garage. To the rear is a particularly attractive and generously sized landscaped garden with lawned areas, manicured shrubs and maintained planted borders to three sides. The garden is fully enclosed with panel fencing and benefits from mature trees at the far end, enjoying a south facing aspect with sunshine throughout the day.

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 motorway network.

Simply a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and to avoid disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Composite glazed side entrance door leading into the entrance hall. The hallway features a dado rail, with four doors providing access to the downstairs shower room, living room, kitchen and a useful understairs storage cupboard with shelving. A staircase with handrail leads to the first floor landing.

### LIVING ROOM

10'6" x 14'9" [3.22m x 4.50m]

A spacious reception room with a UPVC double glazed window overlooking the front aspect. Electric fire set in a marble hearth and matching interior with wooden decorative surround, central heating radiator and matching interior wooden decorative surround. An attractive archway leads through to the dining room.



### DINING ROOM

12'0" x 9'7" [3.66m x 2.94m]

Featuring a central heating radiator and UPVC double glazed sliding patio doors providing access to and views over the landscaped rear garden.

### KITCHEN

8'7" x 8'8" [2.62m x 2.65m]

Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Incorporating a 1½ stainless steel sink and drainer with mixer tap, plumbing and space for a washing machine, and an integrated oven and grill with four-ring ceramic hob and extractor hood above. There is an integrated under-counter fridge freezer, tiled walls and downlights built into the wall cupboards. A UPVC double glazed window overlooks the rear garden, with a UPVC door providing direct access outside.



### SHOWER ROOM

5'7" x 7'10" [1.72m x 2.39m]

Comprising a modern three piece suite including a walk in shower cubicle with solid glass screen and mixer shower. The shower area benefits from fully laminated wall panels, with half tiled walls throughout the remainder of the room. There is a low flush WC with concealed cistern and a wash basin with mixer taps set within a laminate work surface with vanity units below. Additional features include a ladder style towel radiator, tiled flooring, a UPVC double glazed frosted window to the front elevation and an extractor fan.



### FIRST FLOOR LANDING

A spacious landing with a glazed window overlooking the side elevation, radiator, dado rail and loft access. Doors provide access to three bedrooms and a useful store room.

### BEDROOM ONE

11'9" x 9'7" [3.60m x 2.93m]

With a UPVC double glazed window overlooking the front elevation, central heating radiator, two double fitted wardrobes with double doors and downlights built into the surrounding units and matching built in low level drawer units opposite the wardrobes.



### BEDROOM TWO

9'7" x 7'10" [2.93m x 2.39m]

Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator.



### BEDROOM THREE

7'5" x 7'0" [2.27m x 2.14m]

Benefiting from a double fitted wardrobe with mirrored sliding doors, central heating radiator and a UPVC double glazed window overlooking the front elevation.

### STORE ROOM

8'10" x 5'1" [2.70m x 1.56m]

Housing the boiler and hot water cylinder, with lighting and access into the eaves through a small cupboard door.

### DETACHED GARAGE

17'6" x 7'11" [5.35m x 2.42m]

With electric up-and-over door, power and lighting, a timber single glazed window to the side aspect and a timber personnel door providing access to the rear garden.

### OUTSIDE

To the front of the property is an attractive lawned garden with a tarmac driveway running down the side of the property, providing ample off road parking and leading to a single detached garage. The driveway also benefits from a sensor-activated outside light. The rear garden is a particularly attractive and generously sized space, mainly laid to lawn with planted and well maintained borders to three sides. A pathway leads through to a further lawned garden area with additional manicured borders. The garden is fully enclosed with panel fencing and benefits from mature trees at the far end, enjoying a south facing aspect with sunshine throughout the day.

### 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.