

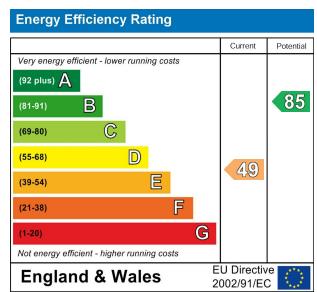
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



97 Cliff Road, Crigglestone, WF4 3EJ

For Sale Freehold £195,000

A beautifully presented two/three bedroome traditional terraced house with a large garden and off street parking space to the rear, all situated in this popular residential area on the fashionable southern fringe of Wakefield.

With a gas fired central heating system and sealed unit double glazed windows, this lovely home is approached via a welcoming entrance hall that leads through into a good sized living room that overlooks the front of the property and has a feature fireplace with wood burning stove. To the rear there is a good sized dining kitchen fitted with a range of modern gloss white fronted fitted cupboards with provision for a Range style cooker and good size adjoining dining area. To the first floor there are two double bedrooms served by a good sized bathroom that is fitted with a modern white and chrome four piece suite. To the second floor there is a useful additional attic room, currently used as an occasional double bedroom. In addition there is a useful study in the converted cellar. Outside, the property has a neat low maintenance garden to the front. Whilst to the rear there is a larger garden with a paved patio sitting area that has steps up to a lawn that is flanked by well stocked beds and borders. Overlooking the lawn there is a decked sitting area and summerhouse, beyond which is a dog pen and gate leading up to the parking space accessed via the back lane.

The property is situated in this popular residential area within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway is readily accessible.



ACCOMMODATION

ENTRANCE HALL

Panelled front entrance door, mosaic tiled floor, stairs to the first floor and central heating radiator.

LIVING ROOM

13'9" x 10'9" [4.2m x 3.3m]

Large window to the front, double central heating radiator and feature fireplace with stone surround, tiled inset and hearth housing a cast iron wood burning stove.



DINING KITCHEN

14'1" x 14'1" [4.3m x 4.3m]

Window and UPVC door to the rear. Fitted with a lovely range of gloss white fronted wall and base units with contrasting dark laminate work tops and brick set tiled splash backs. Inset composite sink unit, provision for a Range style cooker with large filter hood over, built in wine cooler, space and plumbing for a washing machine and

dishwasher. Space for a tall fridge/freezer, tiled floor and double central heating radiator.

STUDY

13'1" x 8'10" [4.0m x 2.7m]

Useful additional reduced height room with two windows to the front, central heating radiator and useful understairs store.

FIRST FLOOR LANDING

Access to two bedrooms and the bathroom. Further set of stairs leading to the attic room.

BEDROOM ONE

10'2" x 6'10" [3.1m x 2.1m]

A bright and airy double bedroom with views over the back garden and central heating radiato.



BEDROOM TWO

13'9" x 7'2" [4.2m x 2.2m]

A further large double bedroom with window to the front and central heating radiator.



BATHROOM/W.C.

14'1" x 6'10" [4.3m x 2.1m]

Frosted window to the rear and fitted to a good standard with four piece white and chrome quality suite comprising double ended bath with telephone style shower attachment over, walk in shower cubicle with glazed screen, pedestal wash basin and low suite w.c. with concealed cistern. Victorian style chrome heated towel rail and extractor fan.



ATTIC ROOM

14'1" x 13'5" [4.3m x 4.1m]

A valuable additional room with characterful sloping ceilings, built in eaves cupboards and velux style rooflight. Central heating radiator and feature exposed brick wall.



OUTSIDE

To the front the property has a neat gravelled low maintenance

garden with stone paved path and steps up to the front door. To the rear of the house there is a much larger garden laid mainly to lawn with carefully selected range of planted beds and borders. Beyond which is a wooden decked sitting area and gazebo. There is a dog run and beyond is an off street parking space.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I've loved living here! It's such a comfortable house; it's quite spacious but still cosy, and perfect for country walks"

COUNCIL TAX BAND

The council tax band for this property is A.

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.