



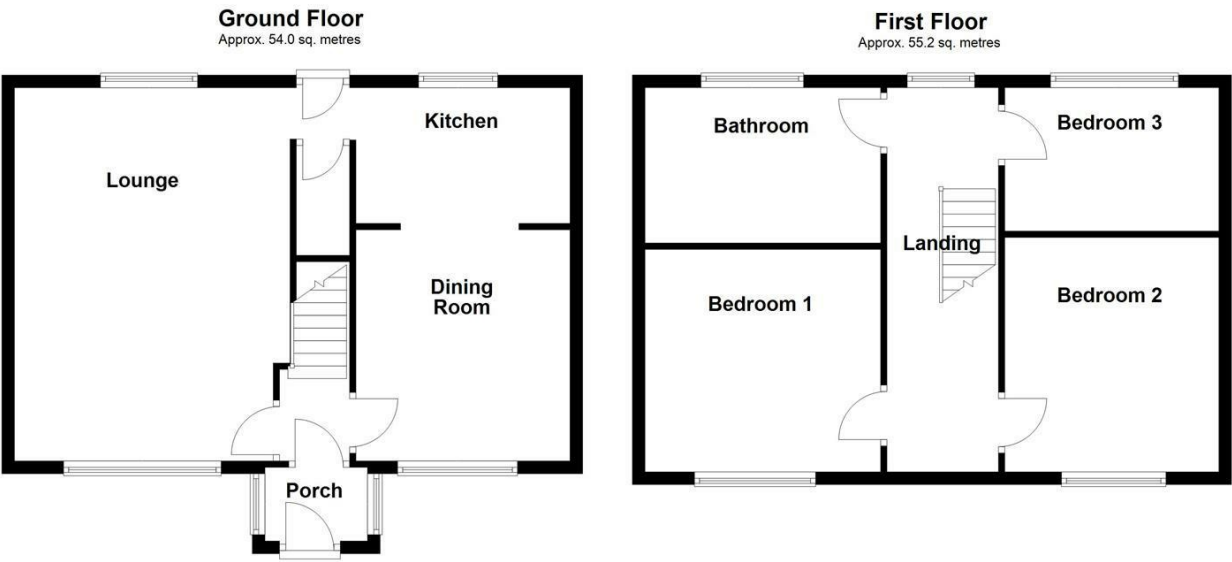
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



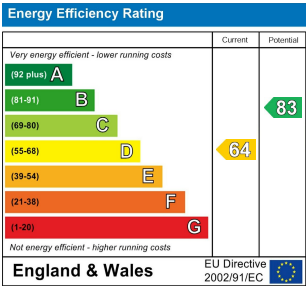
Total area: approx. 109.1 sq. metres

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.



3 Crimbles Terrace, Pudsey, LS28 9BE

For Sale Freehold £240,000

Situated in the heart of Pudsey is this characterful and well presented three bedroom cottage, benefitting from courtyard gardens, off road parking and pleasant views across the allotments to the front.

The accommodation briefly comprises a front entrance porch leading into the hallway, a spacious living room with feature fireplace, a kitchen dining room and a useful storage cellar. To the first floor, the landing provides access to three double bedrooms and a spacious family bathroom. Externally, the property is positioned on a private cobbled street and benefits from parking to the front for two vehicles, along with a rear courtyard garden ideal for outdoor seating and entertaining.

The property is ideally located within walking distance of Pudsey town centre and its wide range of shops, amenities, cafés and restaurants. Excellent transport links also provide convenient access to surrounding towns and Leeds city centre.

Offering an abundance of charm and character throughout whilst being presented in ready to move into condition, this fantastic home is one not to be missed. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

5'3" x 3'8" (1.61m x 1.13m)

Front entrance door leading into the front porch with single glazed windows to either side and a further wood framed door leading into the hallway.

HALLWAY

Staircase leading to the first floor landing together with access through to the lounge and dining room.

LOUNGE

19'7" x 14'4" (5.98m x 4.37m)

Wood framed double glazed windows to both the front and rear elevations, two central heating radiators, carpeted flooring with skirting boards, open fireplace with gas log burner, built in storage cupboard to one side, wall lights to two walls and exposed beams to the ceiling.

DINING ROOM

12'0" x 11'1" (3.68m x 3.40m)

Wood framed double glazed window to the front elevation, two central heating radiators, tiled flooring with skirting boards, decorative open fireplace with surround, wall lights to three walls and archway opening through into the kitchen.



KITCHEN

10'10" x 7'0" (3.32m x 2.14m)

Wood framed double glazed window to the rear elevation and fitted with a range of wall and base units for storage with block wood worktops. Sink and drainer unit with mixer tap, integrated double oven, integrated gas hob with cooker hood, plumbing for a washing machine and integrated fridge freezer. Opening leading through to the rear entrance with wood framed rear door leading out to the garden and door providing access down to the storage cellar.



FIRST FLOOR LANDING

Wood framed double glazed window to the rear elevation, loft hatch providing access to storage and doors leading through to three bedrooms and the family bathroom.

BEDROOM ONE

8'11" x 11'10" (2.73m x 3.62m)

Wood framed double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards, built in storage wardrobe to one side, wall lights and exposed beams to the ceiling.



BEDROOM TWO

8'11" x 11'5" (2.72m x 3.50m)

Wood framed double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards and built in storage cupboard to one side.



BEDROOM THREE

10'11" x 7'5" (3.34m x 2.27m)

Wood framed double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.



BATHROOM/W.C.

12'2" x 7'6" (3.71m x 2.30m)

Frosted wood framed double glazed window to the rear elevation, central heating radiator and fitted with a three piece suite comprising corner bath with handheld shower attachment, wash hand basin and low flush w.c. Pine panelling to half the walls.



OUTSIDE

To the front there is a cobbled private road with parking available for one to two vehicles. Externally to the rear of the property there is a garden area with potential to be used for off road parking or patio seating, surrounded by brick walls.



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.

VIEWINGS

To view please contact our Ossett 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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Crimbles Terrace is a beautiful location. The first thing that struck us when we moved here is how quiet it is. We have great neighbours, and there's a rare sense of community on the street. The house itself is spacious yet cosy, and has loads of potential."