



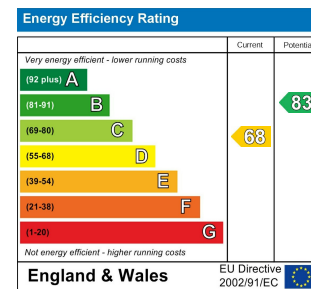
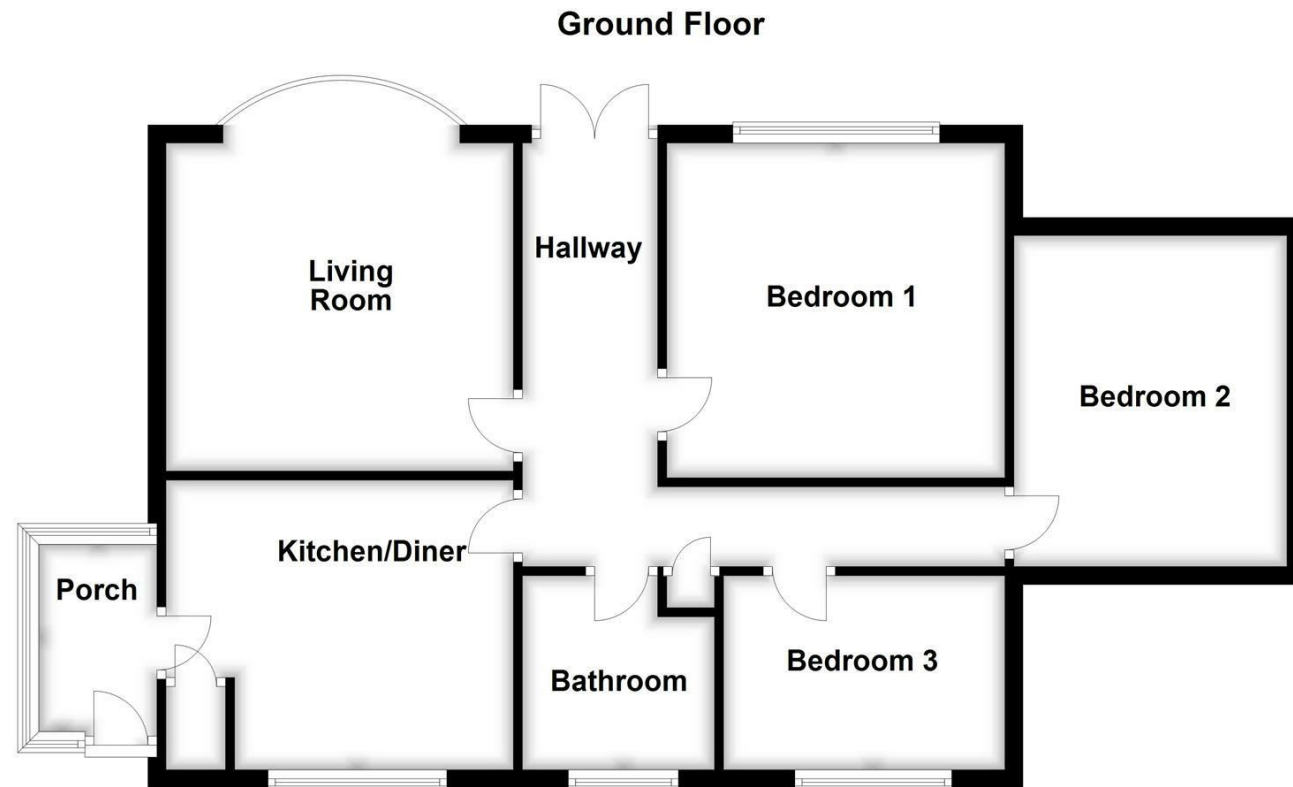
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

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01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



2a High Street, Crigglestone, Wakefield, WF4 3EB

For Sale Freehold £315,000

Set back from the main roadside and sat within a generous size plot is this three bedroom detached true bungalow benefitting from ample off road parking provided by a large driveway with two single garages and an attractive lawned front and rear gardens with larger than average rear garden with valley views.

The property briefly comprises of entrance porch, large kitchen/diner with built in pantry cupboard, inner hallway leading to the living room, three bedrooms and bathroom/w.c. Outside to the front there is a large double pebbled driveway with an attractive lawned garden to the side with two single detached garages. A paved pathway runs down the side of the property leading to the attractive larger than average lawned rear garden with superb open aspect valley views.

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.

The property has planning permission for a single storey extension to side, alterations to existing garage to front comprising increase in width, pitched roof and conversion to bedroom, alterations to existing roof and front and rear dormer extensions. Ref: 22/02114/FUL

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



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ACCOMMODATION

ENTRANCE PORCH

3'7" x 6'2" [1.09m x 1.88m]

UPVC double glazed windows on three sides, pitch double glazed roof, laminate flooring and solid wooden stable door leading into the kitchen/diner.

KITCHEN/DINER

12'8" x 10'6" [3.88m x 3.21m]

UPVC double glazed window overlooking the front aspect. Range of wall and base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with mixer tap, built in wine rack, double oven and grill with four ring gas hob and cooker hood above. Laminate flooring, central heating radiator, space for a fridge/freezer, plumbing for a washing machine and door providing access to the pantry cupboard housing the combi condensing boiler. Door leading to the inner hallway.



INNER HALLWAY

Laminate flooring, set of UPVC double glazed French doors leading out to the rear garden, central heating radiator and loft access. Doors to the kitchen/diner, living room, three bedrooms, bathroom and storage cupboard with fixed shelving within.

LIVING ROOM

12'8" x 11'11" [3.88m x 3.65m]

UPVC double glazed bow window overlooking the rear aspect, central heating radiator, coving to the ceiling and electric fire on a decorative hearth with matching interior and surround.



BEDROOM ONE

12'2" x 11'10" [3.71m x 3.63m]

UPVC double glazed window overlooking the rear aspect and central heating radiator.



BEDROOM TWO

9'11" x 12'0" [3.03m x 3.67m]

UPVC double glazed window overlooking the rear aspect and central heating radiator.



BEDROOM THREE

7'5" x 10'2" [2.28m x 3.11m]

UPVC double glazed window overlooking the front aspect and central heating radiator.



BATHROOM/W.C.

7'3" x 6'11" [2.21m x 2.12m]

Three piece suite comprising P-shaped panelled bath with curved glass shower screen, mixer tap and mixer shower over, low flush w.c. and vanity wash basin built into laminate work surface. Central heating radiator, part tiled walls, UPVC double glazed frosted window overlooking the front aspect, inset spotlights to the ceiling, extractor fan and wall mounted chrome ladder style radiator.



OUTSIDE

To the front of the property there is a single detached garage with manual up and over door and a timber gate provides access onto a paved pathway leading to the front entrance door to the porch. There is a pleasant lawned front garden with double pebbled driveway with a further single detached garage with manual up and over. A paved pathway leads down the side of the property with a pleasant lawned garden flowing around it leading into the larger than average attractive lawned rear garden with superb valley views to the rear of the property with large privet hedges making the rear garden private and not overlooking.



PLANNING PERMISSION

The vendor has planning in place for a single storey extension to side, alterations to existing garage to front comprising increase in width, pitched roof and conversion to bedroom, alterations to existing roof and front and rear dormer extensions. The plans for this can be found via our online listing or via the Wakefield planning website reference. Ref: 22/02114/FUL

COUNCIL TAX BAND

The council tax band for this property is D.

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.