



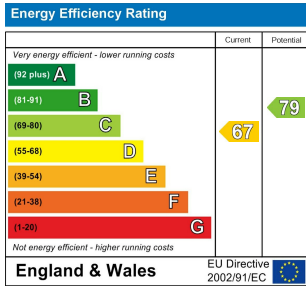
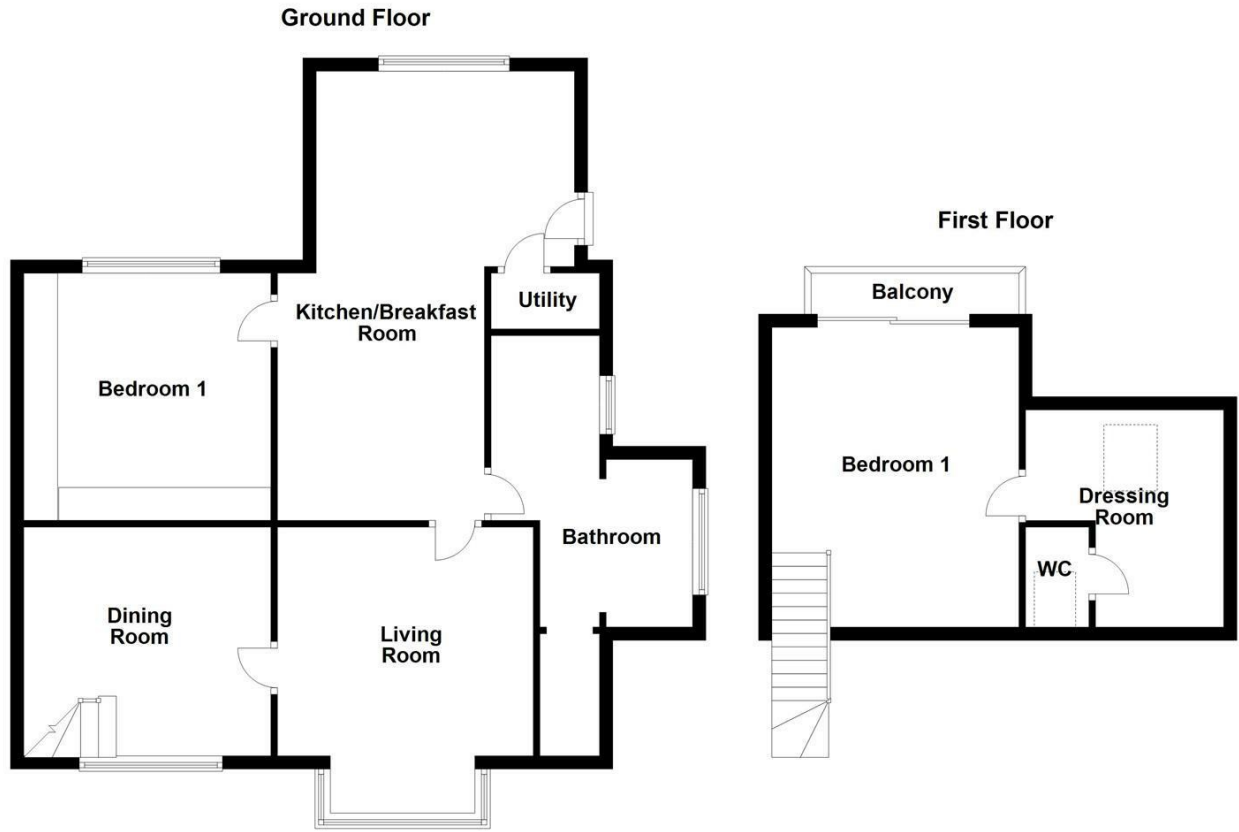
WAKEFIELD
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OSSETT
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HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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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.



84 High Street, Crigglestone, Wakefield, WF4 3EE
For Sale Freehold £275,000

A superb opportunity to purchase this two bedroom semi detached dormer bungalow benefitting from modern fitted kitchen/breakfast room, ample off road parking provided by a shared driveway to the side then gated access to private driveway and with good sized garden to the rear and far reaching views with further potential to extend further subject to planning consent.

With UPVC double glazing and gas central heating, the property briefly comprises of kitchen/breakfast room, four piece suite house bathroom, bedroom two, living room, dining room with stairs leading to bedroom one located on the first floor with sliding doors to an elevated balcony with far reaching views, dressing room and en suite w.c. Outside to the front is a low maintenance pebbled front garden and shared pebbled driveway running down the side of the property up to double cast iron gates providing access onto a large pebbled driveway providing off road parking for at least four vehicles with car port and larger than average single garage. Behind the garage is a paved patio area, perfect for al fresco dining overlooking an attractive lawned rear garden enjoying the superb valley views, completely enclosed by timber panelled surround fences.

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 advised to avoid disappointment.



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ACCOMMODATION

KITCHEN/BREAKFAST ROOM

12'10" (max) x 10'3" (min) x 22'2" [3.92m (max) x 3.14m (min) x 6.76m]

Composite side entrance door leads into the kitchen/breakfast room.

Range of wall and base solid oak units with with granite work surface and granite upstanding above. Stainless steel sink and drainer, integrated Neff oven and grill with warming tray and microwave oven above. Four ring induction hob with granite splash back and cooker hood with curved glass surround with downlights within. Integrated dishwasher, UPVC double glazed window overlooking the rear aspect with stunning valley views behind the property. Downlights built into the wall cupboards, inset spotlights to the ceiling, laminate flooring, granite breakfast bar with seating, space for an American style fridge/freezer and built in wine rack. Electric fire with decorative brick chimney breast, partial coving to the ceiling, central heating radiator and doors leading to the utility room, bathroom, living room and bedroom two.



UTILITY

2'8" x 5'4" [0.82m x 1.65m]

Laminate flooring, white ladder style radiator, laminate work surface with plumbing for a washing machine and fixed coat rack.

BEDROOM TWO

10'8" x 9'6" up to fitted wardrobes [3.25m x 2.90m up to fitted wardrobes]

Range of fitted wardrobes and fitted drawers with glass shelving and downlights built into the surround. UPVC double glazed window overlooking the rear aspect, central heating radiator with radiator cover, coving to the ceiling and laminate flooring.



BATHROOM/W.C.

5'6" (min) x 10'10" (max) x 14'5" [1.69m (min) x 3.32m (max) x 4.41m]

Four piece suite comprising freestanding roll top bath with claw feet, mixer tap and shower attachment, walk in shower cubicle with glass shower screen and mixer shower, wash basin built into a laminate work surface with vanity cupboards and tiled splash back. Half tiled walls with dado rail, fully tiled floor, central heating radiator, UPVC cladding with chrome strips and inset spotlights to the ceiling. An opening providing access into the w.c. with automated toilet with heated seat.



LIVING ROOM

14'3" (max) x 11'4" (min) x 12'9" [4.35m (max) x 3.46m (min) x 3.91m]

Ceiling rose, ceiling fan, coving to the ceiling, walk in rectangular bay window with UPVC double glazed windows overlooking the front aspect, central heating radiator, dado rail, living flame effect gas fire with tiled hearth, decorative tiled interior with cast iron detailing and original solid surround. Door providing access into the dining room.



DINING ROOM

12'10" x 11'5" [3.93m x 3.48m]

Laminate flooring, ceiling fan, UPVC double glazed window overlooking the front aspect, central heating radiator with radiator cover and staircase leading to bedroom one on the first floor.



BEDROOM ONE

14'11" x 12'9" [4.56m x 3.91m]

Two wall lights, set of UPVC double glazed sliding patio doors leading out to the elevated balcony overlooking stunning valley views, central heating radiator and door providing access into the dressing room.



DRESSING ROOM

9'10" x 10'10" [3.0m x 3.31m]

Central heating radiator, door providing access to en suite w.c and timber double glazed Velux window with built in blind.

W.C.

3'3" x 4'6" [1.01m x 1.39m]

Low flush w.c., wall hung wash basin with two taps and timber double glazed Velux window.

OUTSIDE

To the front of the property there is a low maintenance pebbled garden with bushes and plants with a shared pebbled driveway running down the side of the property to double cast iron swing gates providing access onto a pebbled driveway providing ample off road parking for at least four vehicles. There's a car port and larger than average single detached garage with manual up and over door, power and light. Behind the garage is a paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden, completely enclosed to the rear with timber panelled surround fences on all sides. Beyond the rear garden are stunning far reaching valley views.



COUNCIL TAX BAND

The council tax band for this property is B.

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.