



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
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## 1 Manor Crest, Crigglestone, Wakefield, WF4 3FD

### For Sale Freehold £440,000

Situated in the sought after area of Crigglestone is this generously proportioned five bedroom detached family home with superbly appointed accommodation spanning over three floors and benefitting from spacious side garden and ample off road parking furthered by an integral garage.

The property briefly comprises of entrance hall, living room, open plan kitchen/dining room and hallway leading to the integral garage and downstairs w.c. The first floor landing leads to four bedrooms (bedroom two with en suite bathroom) and main house bathroom. A further set of stairs leads to the second floor landing providing access to bedroom one boasting en suite shower room and walk in wardrobe. Outside to the front there is a block paved driveway providing off road parking leading to the integral garage. There is a generous sized garden to the side on a spacious corner plot which is mainly laid to lawn with planted border incorporating stone paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.

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 recommended.

#### IMPORTANT NOTE TO PURCHASERS

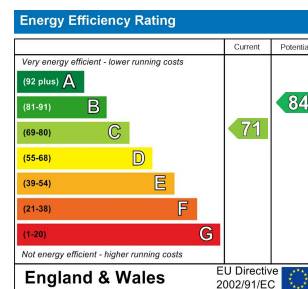
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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## ACCOMMODATION

### ENTRANCE HALL

Composite front door with two frosted panels either side, coving to the ceiling, spotlights, column central heating radiator and stairs to the first floor landing with understairs storage cupboard. Doors to the living room, open plan kitchen/dining room and further hallway.

### LIVING ROOM

10'10" x 14'10" [3.31m x 4.53m]  
UPVC double glazed bay window to the side, UPVC double glazed frosted window to the front, column central heating radiator and coving to the ceiling.



### KITCHEN/DINING ROOM

10'11" x 27'3" [3.35m x 8.33m]  
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated double oven, integrated dishwasher and integrated fridge and freezer. Two UPVC double glazed windows to the rear, two column central heating radiators, spotlights and a set of UPVC double glazed sliding doors leading to the garden.



### HALLWAY

Doors to the downstairs w.c. and garage.

### W.C.

3'7" x 4'6" [1.1m x 1.39m]  
Ladder style central heating radiator, low flush w.c., extractor fan and pedestal wash basin with mixer tap and tiled splash back. The Baxi boiler is housed in here.

### INTEGRAL GARAGE

8'9" x 13'2" [2.68m x 4.02m]  
Power and light. Electric up and over door, UPVC double glazed frosted window to the side and space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Central heating radiator, spotlights, coving to the ceiling, stairs to the second floor landing with understairs storage cupboard and doors four bedrooms and the house bathroom.

### BEDROOM TWO

10'10" x 14'9" [3.31m x 4.52m]  
Central heating radiator and UPVC double glazed windows to the side and front. Doors to the en suite bathroom.



### EN SUITE BATHROOM/W.C.

5'6" x 7'3" [max] x 4'7" [min] [1.7m x 2.23m [max] x 1.41m [min]]  
UPVC double glazed frosted window to the front, spotlights, extractor fan, concealed low flush w.c., floating storage unit with ceramic sink and storage below with mixer tap. Shower cubicle with over head shower and shower attachment, chrome ladder style radiator and fully tiled.



### BEDROOM THREE

8'10" x 11'1" [2.71m x 3.4m]  
Central heating radiator and UPVC double glazed window to the side.

### BEDROOM FOUR

9'10" x 9'3" [3.01m x 2.83m]  
Central heating radiator and UPVC double glazed window to the side.

### BEDROOM FIVE

9'2" x 9'8" [2.81m x 2.97m]  
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

8'1" x 6'7" [2.47m x 2.02m]  
UPVC double glazed frosted window to the rear, spotlights, extractor fan, ladder style central heating radiator, low flush w.c., wash basin built into storage unit with mixer tap and bath with mixer tap and shower head attachment.

### SECOND FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE

16'9" x 13'1" [max] x 6'3" [min] [5.12m x 4.01m [max] x 1.93m [min]]  
Velux skylight, loft access, UPVC double glazed partially frosted window to the side, two central heating radiators and spotlights. Door to the walk in wardrobe and en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'8" x 6'5" [2.35m x 1.96m]  
Velux skylight, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap. Shower cubicle with shower head attachment, shaver socket point and fully tiled. Access to storage eaves housing the water tank.

### WALK IN WARDROBE

10'3" x 7'9" [max] x 3'3" [min] [3.14m x 2.38m [max] x 1.0m [min]]  
Velux skylight.

### OUTSIDE

To the front is a block paved driveway providing off road parking for several vehicles leading to the single integral garage. There is a generous sized garden to the side on a spacious corner plot which is mainly laid to lawn with planted border incorporating stone paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.