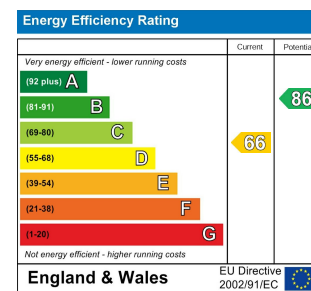




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**

**Ground Floor**



**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.



**33 Woodmoor Rise, Crigglestone, Wakefield, WF4 3NT**

**For Sale Freehold £230,000**

A deceptively well proportioned two bedroom detached bungalow situated on a corner plot in this well regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this deceptively spacious detached bungalow is approached from the front into a welcoming hallway that has a cloaks cupboard off the side, as well as a separate airing cupboard. The main living room is of good proportions with a bay window to the front and French doors leading through to a conservatory to the rear. The kitchen is fitted with a broad range of units with integrated appliances. There are two bedrooms, one to the front and one to the rear, that are both served by the bathroom, fitted with a three piece suite. Outside, the property has gardens to three sides, as well as driveway parking and a single garage.

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 network is readily accessible.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, loft access hatch, built in cloaks cupboard and separate airing cupboard housing the insulated hot water cylinder.

### LIVING ROOM

18'0" x 15'5" [max] [5.5m x 4.7m [max]]

A large L-shaped room with a bay window to the front, two central heating radiators and a feature fireplace with marbled surround and hearth housing an electric fire. Sliding French doors through to the conservatory.



### CONSERVATORY

11'5" x 9'2" [3.5m x 2.8m]

French doors out to the back garden and two central heating radiators.



### KITCHEN

8'10" x 8'2" [2.7m x 2.5m]

Window to the front and fitted with a range of wooden fronted wall and base units with laminate work tops and tiled splash backs. Slot in point for an electric cooker with filter hood over, coloured sink unit, under counter fridge and freezer and integrated washing machine.

### BEDROOM ONE

10'5" x 9'10" [3.2m x 3.0m]

Window overlooking the back garden, central heating radiator and a range of fitted wardrobes with matching drawer units.



### BEDROOM TWO

10'2" x 7'2" [3.1m x 2.2m]

Window to the front, central heating radiator and a range of fitted cupboards.



### BATHROOM/W.C.

6'2" x 6'2" [1.9m x 1.9m]

Tiled walls and fitted with a three piece suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c.



### OUTSIDE

To the front the property has driveway parking leading up to a single garage. The property stands on a well proportioned corner plot with a well stocked shrub garden to the front with block paved pathways leading round to the side and rear where there are further raised beds with established shrubs.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.