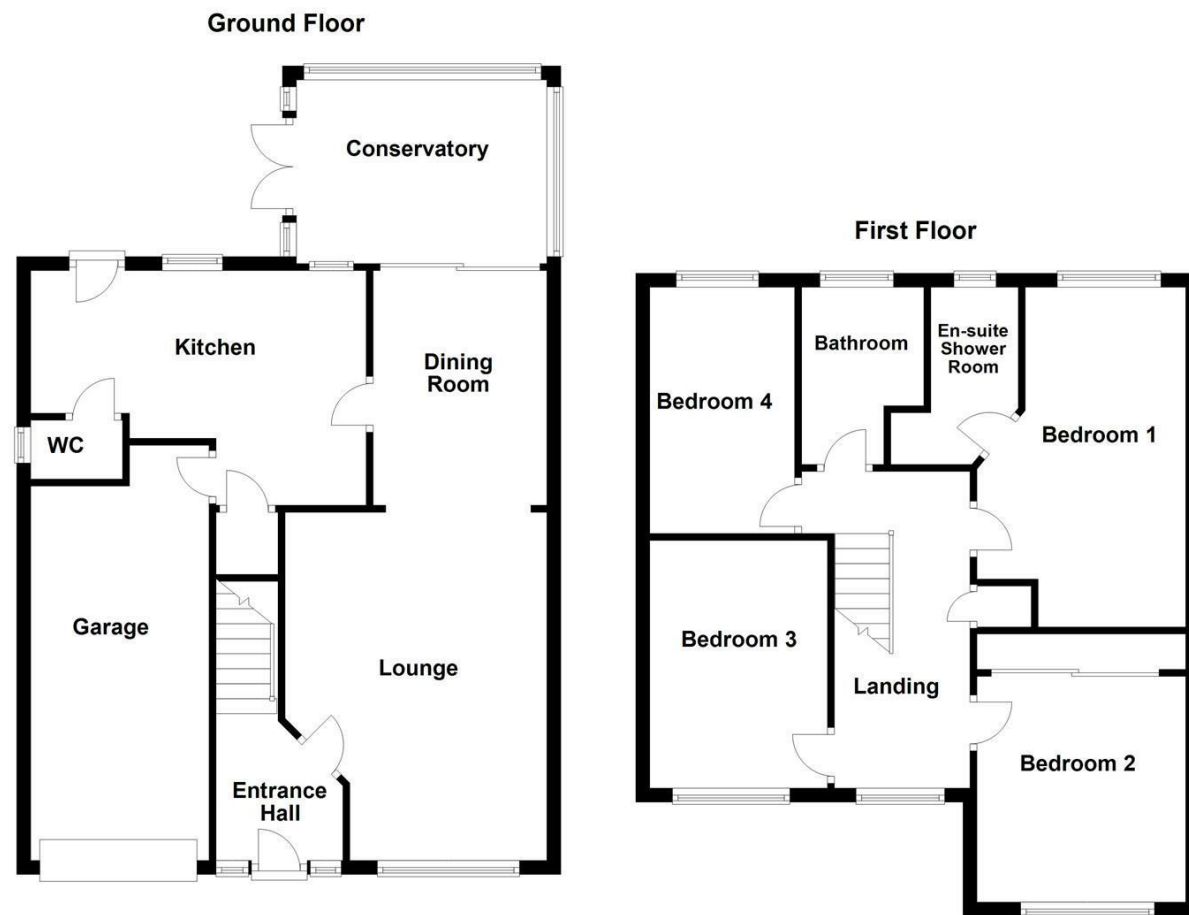




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



27 Hopewell Way, Crigglestone, WF4 3PU

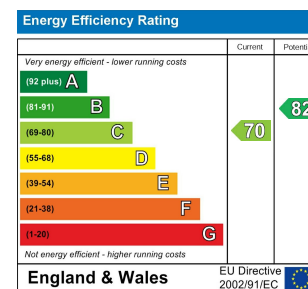
For Sale Freehold £335,000

Superbly appointed throughout with a newly fitted modern kitchen and having been decorated within the last 12 months. This deceptively spacious four bedroom detached home benefits from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, lounge, dining room, modern kitchen, downstairs w.c., conservatory, integral garage, first floor landing, four well proportioned bedrooms, bedroom one with modern en suite shower room/w.c., in addition to the main house bathroom/w.c. Outside, there is a lawned garden to the front and a driveway providing off road parking leading to the integral garage with up and over door. To the rear, an attractive lawned garden incorporating stone flagged terrace patio area.

Occupying a pleasant cul-de-sac position, the property is well placed to local amenities including shops and schools, local bus routes are nearby as well as Asda superstore, Pugneys water park and Newmillerdam Country Park.

Simply a fantastic home ideal for the growing family, which truly deserves an early viewing to fully appreciate the accommodation on offer.



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.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Composite entrance door with frosted side panel to either side, radiator, stairs to the first floor landing, door into the spacious lounge.

LOUNGE

12'11" max x 9'9" min x 16'4" [3.96m max x 2.99m min x 5m]
Newly fitted LVT Herringbone effect flooring in early 2024, gas fire with attractive detailed composite surround, radiator, UPVC double glazed window to the front, coving to the ceiling. Archway into the dining room.



CONSERVATORY

8'7" x 11'11" [2.64m x 3.64m]
Fully double glazed UPVC, luxury vinyl tiled effect flooring, French doors to the side.



DINING ROOM

10'9" x 8'0" [3.30m x 2.46m]
Quality fitted LVT Herringbone effect flooring, radiator, coving to the ceiling, double glazed aluminium sliding patio doors into the conservatory. Door into the kitchen.

BREAKFAST KITCHEN

16'7" x 11'1" max x 6'9" min [5.08m x 3.39m max x 2.06m min]
A range of contemporary grey wall and base units with complimentary matching work surface over incorporating 1 1/2 sink and drainer with mixer tap, space for a dishwasher, space for an American style fridge freezer, integrated Bosch oven and grill, integrated Bosch stainless steel hob with French blue glass splashback, Bosch stainless steel filter hood over the hob, soft close wall and base units, two UPVC double glazed windows to the rear, UPVC door to the rear with frosted side panel. Drawers,

plumbing for washing machine, breakfast bar area, radiator and recessed LED spotlights. Door to the understairs cloaks storage. Door to the integral garage. Door to downstairs w.c.



GARAGE

8'6" x 18'9" max [2.61m x 5.74m max]
Light and power with up and over door.

DOWNSTAIRS W.C.

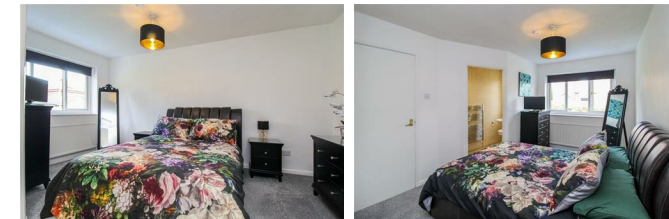
Low flush w.c., wash basin, Quartz flooring, heated chrome towel radiator, UPVC double glazed frosted window to the side and tiled walls.

FIRST FLOOR LANDING

Recessed LED spotlights, loft access, doors to four bedrooms and bathroom/w.c. Door to the airing cupboard.

BEDROOM ONE

15'1" x 9'8" max x 7'8" min [4.62m x 2.96m max x 2.34m min]
UPVC double glazed window to the rear, radiator, door to the modern en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

8'6" x 3'9" max x 2'0" min [2.60m x 1.15m max x 0.62m min]
Low flush w.c., wash basin over pedestal, shower cubicle with mixer shower, tiled walls, Herringbone wood effect vinyl flooring, UPVC double glazed frosted window to the rear, heated chrome towel radiator, recessed LED spotlights.

BEDROOM TWO

9'9" x 10'5" to wardrobes [2.98m x 3.20m to wardrobes]
Sliding door wardrobes to one wall. UPVC double glazed window to the front, radiator.

BEDROOM THREE

11'10" x 8'8" [3.63m x 2.65m]
UPVC double glazed window to the front and radiator.

BEDROOM FOUR

11'8" x 6'4" [3.56m x 1.95m]
UPVC double glazed window to the rear and radiator.

HOUSE BATHROOM/W.C.

8'6" x 3'10" min x 6'4" max [2.61m x 1.19m min x 1.95m max]
Low flush w.c., wash basin over pedestal, heated chrome towel radiator, panelled bath with mixer shower over, tiled walls, tiled floor, UPVC double glazed frosted window to the rear, recessed LED spotlights, heated chrome towel radiator.



OUTSIDE

An attractive lawned garden incorporating stone flagged steps and patio area. Lawned garden to the front and a driveway leading to the integral garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.