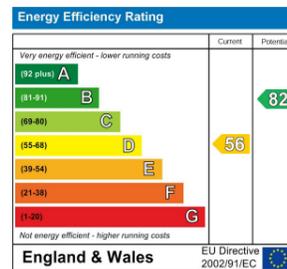
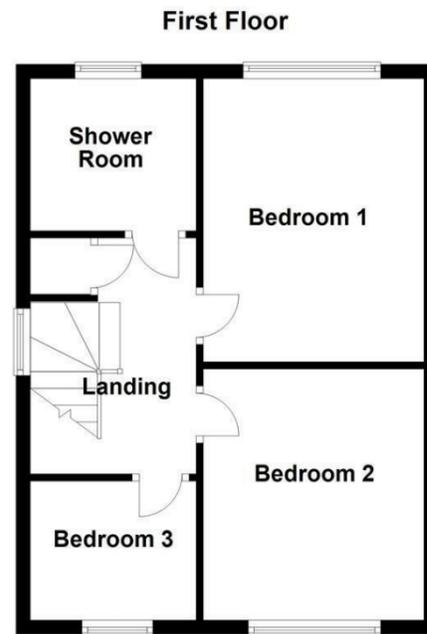
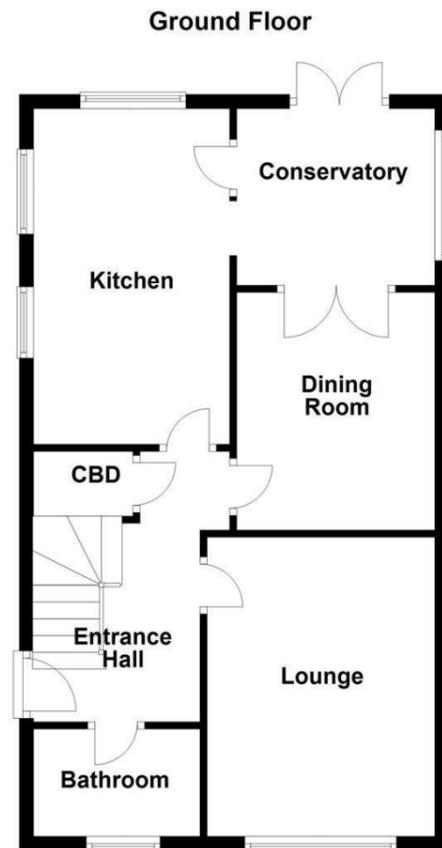




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**IMPORTANT NOTE TO PURCHASERS**

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\*

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 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.



**12 Fishponds Drive, Crigglestone, Wakefield, WF4 3PA**

**For Sale Freehold Offers In The Region Of £269,950**

Well appointed throughout and deceptive from the main roadside is this spacious and extended three bedroom semi detached house benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises spacious entrance hall, lounge, separate dining room, extended kitchen, conservatory and downstairs bathroom/w.c. To the first floor landing there are three well proportioned bedrooms and a modern shower room/w.c. Outside there are attractive low maintenance gardens to the front and rear. Block paved driveway at the side providing ample off street parking leading to the garage.

Situated in a popular part of Crigglestone the property is well placed for local amenities including shops, schools, bus routes, Betty Eastwood Park and having good access to the motorway network.

Simply a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite side entrance door, staircase with balustrade to the first floor landing, radiator, doors to cloaks storage, living room, separate dining room, extended kitchen and bathroom/w.c.

### LIVING ROOM

14'8" x 10'7" [4.48m x 3.23m]

Coving to the ceiling, radiator, UPVC double glazed window to the front, electric fire with marble fire surround.



### SEPARATE DINING ROOM

9'6" x 11'11" [2.91m x 3.65m]

Radiator, UPVC double glazed French doors into the conservatory.



### CONSERVATORY

9'3" x 8'11" [2.84m x 2.72m]

UPVC double glazed French doors to the rear with window panel to either side, wood effect vinyl flooring, UPVC double glazed window and door into the kitchen.

### KITCHEN

17'8" x 8'7" max x 8'1" min [5.39m x 2.64m max x 2.47m min]

A modern kitchen with a range of cream gloss wall and base units with matching work surface over incorporating stainless steel sink and drainer with mixer tap, space for fridge and freezer, plumbing for washing machine, integrated Bosch double oven and grill, integrated dishwasher, four ring electric hob with Bosch stainless steel filter hood over, recessed LED spotlights, two UPVC double

glazed windows to the side and UPVC double glazed window to the rear. Tiled effect vinyl flooring.



### BATHROOM/W.C.

7'6" x 5'6" [2.31m x 1.69m]

Low flush w.c. with concealed cistern, wash basin with vanity cupboards, panelled bath with electric shower over, fully tiled walls, UPVC double glazed frosted window to the front, tiled effect vinyl floor and radiator.

### FIRST FLOOR LANDING

The staircase has a UPVC double glazed window to the side. The landing has loft access, doors to the three bedrooms, airing cupboard and shower room/w.c.

### SHOWER ROOM/W.C.

5'10" x 8'3" [1.80m x 2.54m]

A modern shower room with fully tiled double shower cubicle having electric shower, tiled effect vinyl flooring, low flush w.c. with concealed cistern, wash basin over vanity cupboard, heated chrome towel radiator, UPVC double glazed frosted window to the rear.

### BEDROOM ONE

11'6" x 9'6" [3.51m x 2.92m]

UPVC double glazed window to the rear, radiator and the vendor is including the wardrobes and bedside cabinets within the sale.



### BEDROOM TWO

11'3" x 7'9" to wardrobe [3.45m x 2.38m to wardrobe]

UPVC double glazed window to the front, built in wardrobes to one wall and a central heating radiator.

### BEDROOM THREE

8'8" x 7'3" [2.65m x 2.21m]

Radiator, UPVC double glazed window to the front.

### OUTSIDE

To the front there is a low maintenance pebbled garden with plants and shrubs bordering. A block paved driveway providing ample off street parking leading to the brick built garage with up and over door, as well as UPVC side entrance door. To the rear there is an attractive low maintenance garden incorporating Indian stone terrace patio and further decked patio area with plants and shrubs.



### 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.

### 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.