



**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**12 Blacker Lane, Crigglestone, Wakefield, WF4 3EW**

**For Sale Freehold £275,000**

Situated in the sought after area of Crigglestone is this superbly presented two bedroom detached dormer bungalow benefitting from en suite and occasional room to the principal bedroom, off road parking and enclosed rear garden.

The property briefly comprises of the kitchen/breakfast room, inner hallway leading to the lounge, dining room, conservatory, bathroom/w.c., bedroom two and sitting room. Stairs lead to the first floor landing which in turn leads to bedroom one with en suite shower room and occasional room. Outside to the front is a driveway providing off road parking for several vehicles leading down the side of the property to the single detached garage. To the rear is a lawned garden incorporating two paved patio areas, 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 only offer at this quality home and an early viewing comes highly recommended.



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#### ACCOMMODATION

##### KITCHEN/BREAKFAST ROOM

18'6" x 8'10" [max] x 6'11" [min] [5.66m x 2.7m [max] x 2.12m [min]]  
 Black UPVC double glazed frosted side entrance door. Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring gas hob with partial splash back and extractor hood above. Integrated double oven, space for an under counter fridge/freezer, space for double oven, space and plumbing for a washing machine and dishwasher. UPVC double glazed windows to the side and rear. Door to an inner hallway, central heating radiator. Valiant comb boiler is housed in here.

##### INNER HALLWAY

Doors to lounge, bedroom two, sitting room and bathroom.

##### LOUNGE

13'11" x 10'9" [4.26m x 3.29]

Central heating radiator, coving to the ceiling, an opening leading through to the dining room and electric fireplace with marble hearth, surround and wooden mantle.



##### DINING ROOM

8'9" x 10'9" [2.67m x 3.28m]

Set of UPVC double glazed French doors to the conservatory, coving to the ceiling and central heating radiator.

##### CONSERVATORY

8'7" x 8'6" [2.62m x 2.6m]

Skylight to the ceiling, surrounded by UPVC double glazed partially frosted windows and UPVC double glazed door to the rear garden.



##### BATHROOM/W.C.

6'4" x 5'5" [1.95m x 1.66m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Fully tiled.



##### BEDROOM TWO

10'9" x 13'8" [3.28m x 4.17m]

UPVC double glazed bay window to the front and central heating radiator.



##### SITTING ROOM

8'11" x 8'5" [2.73m x 2.59m]

UPVC double glazed bay window to the front, UPVC double glazed frosted window to the side, stairs to the first floor landing, central heating radiator and coving to the ceiling.

##### FIRST FLOOR LANDING

Access to a storage room, storage eaves and door to bedroom one.

##### BEDROOM ONE

15'9" x 14'10" [max] x 7'9" [min] [4.82m x 4.54m [max] x 2.38m [min]]

Spotlights to the ceiling, two UPVC double glazed windows to the side, central heating radiator, fitted wardrobes and storage units. Door to the en suite shower room and door to the occasional room.



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

5'4" x 6'7" [1.63m x 2.01m]

UPVC double glazed frosted window to the side, spotlights to the ceiling, central heating radiator, low flush w.c., ceramic wash basin built into storage unit and shower cubicle with shower head attachment and shower screen. Fully tiled.

##### OCCASIONAL ROOM

9'3" x 10'8" [2.84m x 3.26m]

Dado rail, UPVC double glazed window to the side, spotlights to the ceiling, central heating radiator and fitted wardrobes.



##### OUTSIDE

To the front of the property is a driveway providing off road parking for several vehicles leading down the side of the property to the single detached garage with up and over door. To the rear is a lawned garden with planted borders, mature shrubs, two paved patio areas, perfect for outdoor dining and entertaining and fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.