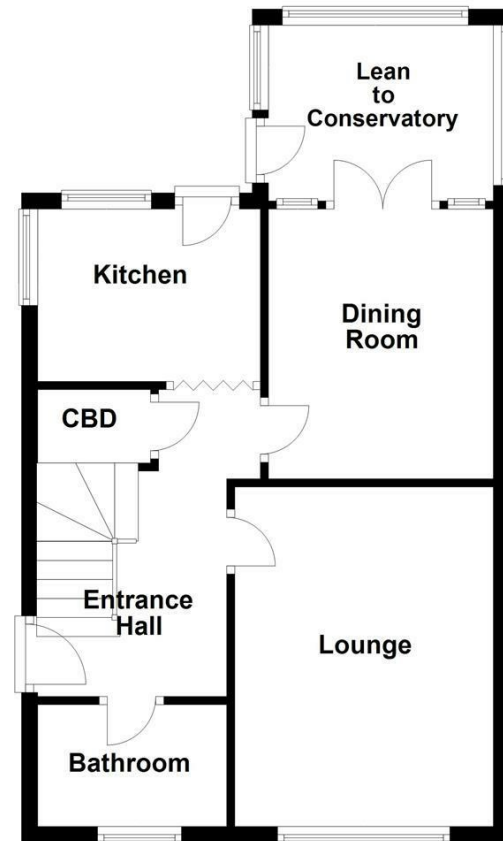


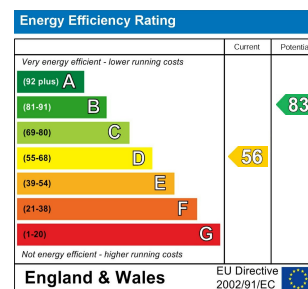
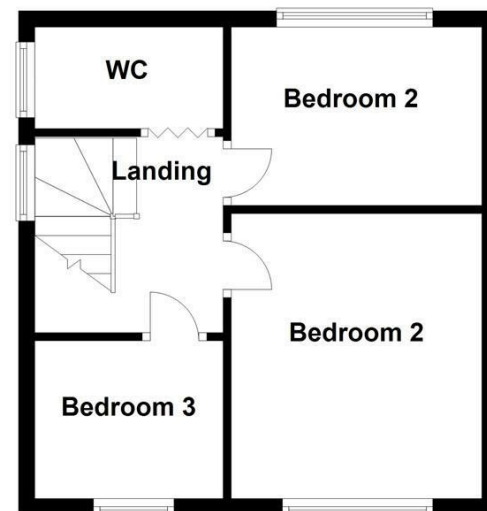


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



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.



22 Church View, Crigglestone, WF4 3PF

For Sale Freehold £238,000

Deceptive from the main roadside and offering further potential to extend subject to consent is this well appointed three bedroom semi detached dormer bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of spacious entrance hallway, lounge, separate dining room, lean to conservatory, modern kitchen and bathroom/w.c. Stairs to the first floor landing lead to three bedrooms and separate w.c. Outside, there are attractive lawned gardens to the front and rear with driveway to the side leading to the brick built garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an ideal home for the working couple, family or those looking to downsize 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



ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, stairs to the first floor landing, understairs storage, radiator, laminate floor and doors to the bathroom, kitchen, dining room and lounge.

LOUNGE

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

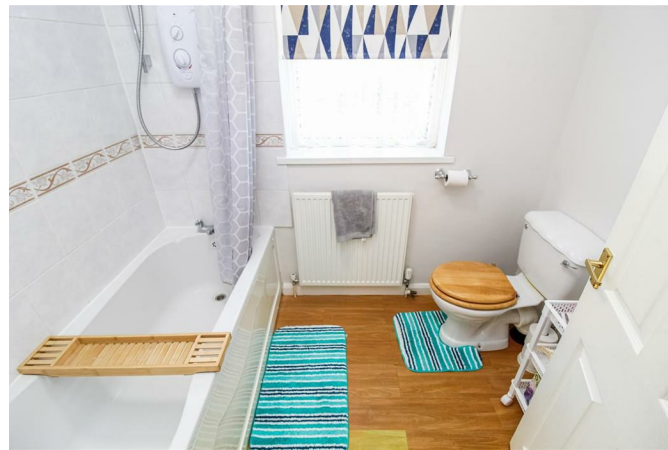
Electric fire with marble back, hearth and modern surround. UPVC double glazed window to the front, radiator and coving to the ceiling.



BATHROOM/W.C.

5'6" x 7'8" [1.69m x 2.34m]

UPVC double glazed frosted window to the front, radiator, low flush w.c., pedestal wash basin with tiled splash back, laminate floor and panelled bath with electric shower over.



KITCHEN

8'9" x 8'8" [2.69m x 2.66m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, Zanussi four ring gas hob with stainless steel filter hood above, integrated Hot Point double oven and grill, drawers down the base units, plumbing for a washing machine, space for fridge and freezer. UPVC double glazed window and door to the rear, radiator and wood effect floor.



DINING ROOM

9'6" x 11'11" [2.92m x 3.65m]

Radiator, coving to the ceiling, UPVC double glazed French doors with windows either side. Window panels into the conservatory

LEAN TO CONSERVATORY

7'8" x 9'0" [2.36m x 2.76m]

Fully UPVC double glazed and UPVC door to the side. Tiled floor.



FIRST FLOOR LANDING

UPVC double glazed window to the side, radiator, coving to the ceiling and loft access. Doors to three bedrooms and w.c.

BEDROOM ONE

11'5" x 7'10" [3.49m x 2.39m]

UPVC double glazed window to the front, radiator and built in wardrobes with sliding doors to one side of the wall.



BEDROOM TWO

8'1" x 9'7" [2.47m x 2.94m]

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'9" x 7'1" [2.68m x 2.18m]

UPVC double glazed window to the front, radiator and laminate floor.

W.C.

8'9" x 5'4" [2.67m x 1.64m]

Low flush w.c., pedestal wash basin with tiled splash back, wood effect floor and access into the eaves. UPVC double glazed frosted window to the side.

OUTSIDE

To the front is a lawned garden with driveway to the side providing off street parking leading to a brick built garage with up and over door. To the rear is an attractive lawned garden with plants and shrubs bordering incorporating flagged patio area.



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.