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 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	



128 Hollin Lane, Crigglestone, Wakefield, WF4 3EG

For Sale Freehold £525,000

Set on a substantial plot is this three bedroom detached bungalow presented to an impressive standard with the added benefit of a one bedroom annex, ideal for multi generational living or dependant relative. The plot boasts generous driveway parking furthered by a double garage and well maintained attractive gardens.

The property briefly comprises of entrance hall, living room, bathroom/w.c., inner hallway leading to three bedrooms [the principal bedroom with en suite], kitchen/diner with separate utility room and sitting room. Outside, there is gated access to the front with generous driveway running down the side of the property providing ample off road parking furthered by a double garage. There are attractive front, side and rear lawned gardens with summerhouse, timber shed and built in pond, fully enclosed. An external staircase on the side of the garage provides access to the annex balcony. The annex comprises of open plan living kitchen, bedroom and bathroom/w.c. Ideal for multi generational living or dependant relative.

The property is located within the sought after area of Crigglestone with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, UPVC double glazed frosted windows overlooking the front aspect, laminate flooring, central heating radiator, coving to the ceiling, inset spotlights, loft access and doors to the living room, inner hallway, bathroom and open plan kitchen/diner.

LIVING ROOM

12'5" x 15'0" [3.81m x 4.59m]
UPVC double glazed bay window overlooking the front aspect with further window to the side aspect, coving to the ceiling, laminate flooring, central heating radiator and electric fire on a marble hearth with marble matching interior and marble decorative surround.

BATHROOM/W.C.

7'3" [max] x 5'6" [min] x 14'5" [2.23m [max] x 1.70m [min] x 4.40m]
Four piece suite comprising corner bath with chrome mixer tap, low flush w.c., pedestal wash basin with mixer tap and vanity mirror and enclosed shower cubicle with mixer shower within. Partially tiled walls, fully tiled floor, chrome ladder style radiator, coving to the ceiling, extractor fan, inset spotlights and UPVC double glazed frosted window overlooking the front aspect.



INNER HALLWAY

Doors providing access to three bedrooms, coving to the ceiling and inset spotlights.

BEDROOM ONE

12'6" x 11'11" [3.83m x 3.64m]
UPVC double glazed windows to the front and side, two double fitted wardrobes, coving to the ceiling, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'10" x 4'7" [min] x 7'3" [max] [1.79m x 1.40m [min] x 2.21m [max]]
Three piece suite comprising enclosed shower cubicle with mixer shower, pedestal wash basin with mixer tap and low flush w.c. Partially tiled walls, fully tiled floor, UPVC double glazed frosted window overlooking the front aspect, chrome ladder style radiator, coving to the ceiling, extractor fan and inset spotlights to the ceiling.

BEDROOM TWO

12'8" [max] x 9'3" [min] x 11'11" [3.87m [max] x 2.82m [min] x 3.65m]
UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and two double built in wardrobes.

BEDROOM THREE

8'10" x 9'2" [2.71m x 2.81m]
Coving to the ceiling, UPVC double glazed window overlooking the side aspect and central heating radaltor.

KITCHEN/DINER

9'8" x 22'8" [2.97m x 6.93m]
Range of wall and base units with laminate work surface over and tiled splash back. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated fridge/freezer, integrated dishwasher, integrated twin oven and grill with four ceramic hobs and cooker hood over. Display cabinets with glass shelving, downlights built into the wall cupboards and surrounds, UPVC double glazed window overlooking the rear aspect, feature archway into the sitting room, coving to the ceiling, inset spotlights, central heating radiator and laminate flooring. Door to the utility room.



SITTING ROOM

10'1" x 11'0" [3.09m x 3.37m]
UPVC double glazed window and French doors to the rear with panelled windows to either side, laminate flooring, central heating radiator, inset spotlights and large tinted glass self cleaning lantern window.



UTILITY ROOM

11'11" x 6'11" [3.64m x 2.11m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, space for a dryer, coving to the ceiling, inset spotlights to the ceiling, laminate flooring, central heating radiator and small cupboard housing the boiler. UPVC double glazed door and window to the rear.

OUTSIDE

To the front double timber gates provide access onto a large tarmacadam driveway providing ample off road parking and an attractive lawned garden with pathway to the front door. Steps to the side of the property lead to a lawned side garden. An opening provides access to a large patio area, perfect for outdoor dining and entertaining with an elevated attractive lawned garden behind. The driveway continues to a detached double garage There is an external steel staircase providing access to the annex and UPVC French doors providing access into the summerhouse. Behind the summerhouse is a generous enclosed lawned garden with timber shed and built in water feature pond. The gardens are fully enclosed by timber fencing.



DOUBLE GARAGE

Twin electric roller doors, central heating radiator and work benches.

SUMMERHOUSE

Central heating radiator, UPVC double glazed windows to three sides, inset spotlights, laminate flooring and power within.

ANNEX BALCONY

Steel railings on two sides and a set of UPVC double glazed French doors providing access into the open plan living kitchen.

ANNEX OPEN PLAN LIVING KITCHEN

10'8" x 23'8" [3.26m x 7.23m]
Range of wall and base units with laminate work surface over and tiled splash back above, breakfast bar, central heating radiator, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated twin oven and grill with four ceramic hobs and cooker hood above. Integrated fridge, space and plumbing for a washing machine and timber double glazed velux window with built in blind. Electric fire on a marble hearth with decorative marble interior and wooden surround, laminate flooring, a set of UPVC double glazed French doors to the front aspect, dado rail, two central heating radiators and door providing access into the annex bedroom.



ANNEX BEDROOM

8'8" x 15'1" [2.65m x 4.60m]
UPVC double glazed window overlooking the front elevation, central heating radiator, dado rail, two built in single wardrobes and door providing access to the annex bathroom.



ANNEX BATHROOM/W.C.

6'6" x 8'6" [2.0m x 2.61m]
Four piece suite comprising panelled bath with mixer tap, low flush w.c., pedestal wash basin with mixer tap and enclose corner shower cubicle with electric shower. Fully tiled walls, central heating radiator, laminate flooring and timber double glazed velux window with built in blind.

COUNCIL TAX BAND

The council tax band for this property is D.

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.