



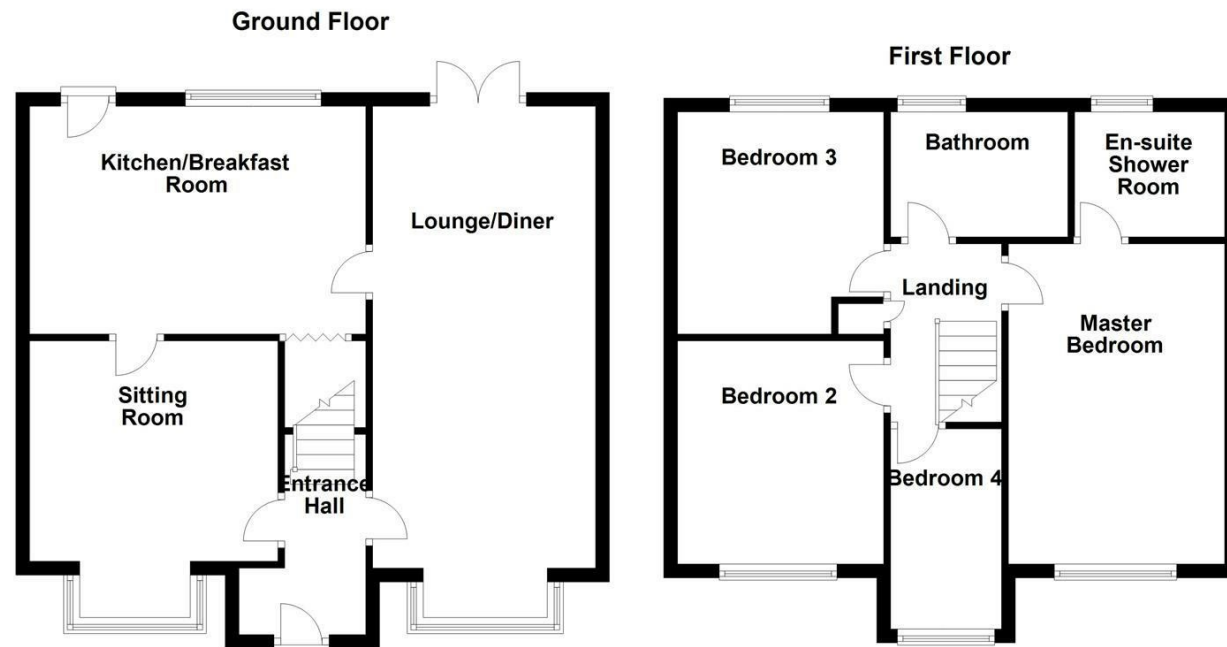
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



7 Hopewell Way, Crigglestone, Wakefield, WF4 3PU

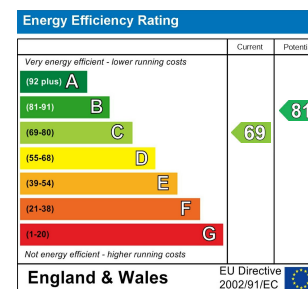
For Sale Freehold £350,000

Enjoying a tucked away position and boasting a two storey extension to the side is this superbly appointed and attractive four bedroom detached family home, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, spacious lounge/diner, separate sitting room, superb modern fitted breakfast kitchen. Stairs to the first floor lead to four bedrooms, the master of a particularly good sized with an en suite shower room in addition to the main house bathroom/w.c. Outside, to the front there is a driveway area leading to gated access which in turn leads to a private driveway providing off street parking for two to three vehicles and leading to a brick built garage with up and over door. To the rear there is an attractive and landscaped lawned garden with an array of plants, trees and shrubs bordering incorporating Indian stone flagged patio areas.

The property is well placed for local amenities including shops and schools, main bus routes nearby and having good access to the motorway network ideal for the commuter looking to work or travel further afield.

Simply a fantastic home, ideal for the growing family and an early viewing comes highly recommended to fully appreciate all the accommodation has to 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

UPVC entrance door, solid wood flooring, central heating radiator, stairs to the first floor landing, access to the lounge/diner and separate sitting room.

SITTING ROOM

124" x 140" plus bay window [3.76m x 4.28m plus bay window]
UPVC double glazed bay window to the front with wooden shutters, solid wood flooring, central heating radiator, coving to the ceiling and door to the kitchen.



BREAKFAST KITCHEN

157" x 1011" [4.75m x 3.34m]
Fitted with a range of quality fitted solid wood wall and base units with soft close doors and a feature solid wood block work surface over. Four ring gas hob with filter hood above, integrated Smeg oven and grill, integrated 50/70 fridge freezer, integrated washing machine and dishwasher. Tiled splash back, wood affect floor, UPVC double glazed window to the rear and UPVC door to the rear. Useful understairs storage.

LOUNGE DINER

97" x 275" plus bay [2.93m x 8.38m plus bay]
UPVC double glazed bay window to the front with wooden shutters, solid wood flooring, central heating radiator, coving to the ceiling, UPVC double glazed French doors to the rear. Door to the kitchen.



FIRST FLOOR LANDING

Access to four bedrooms, main house bathroom/w.c and airing cupboard. Access to loft with large loft hatch and drop down ladder.

BEDROOM ONE

1811" x 97" [5.78m x 2.93m]
UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, a further loft access point to the loft via large loft access with drop down ladder, and a light tunnel. Door to the en suite.



EN SUITE SHOWER ROOM/W.C.

60" x 56" [1.85m x 1.69m]
Three piece suite comprising low flush w.c. with concealed cistern, wash basin over vanity units and corner shower cubicle with mixer shower. Fully tiled walls, tiled effect floor, UPVC double glazed window to the rear and heated chrome towel radiator.



BEDROOM TWO

91" x 131" [2.77m x 4.0m]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

91" x 116" [2.79m x 3.53m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

910" x 64" [3.0m x 1.94m]
UPVC double glazed window to the front and central heating radiator. Currently used as a home office space.

BATHROOM/W.C.

10'4" x 5'6" [3.16m x 1.70m]
Three piece suite comprising low flush w.c. with concealed cistern, wash basin over vanity units and panelled bath with electric Mira shower over. Fully tiled walls, UPVC double glazed window to the rear, shaver socket point, heated chrome towel radiator and tiled effect floor.



OUTSIDE

To the front, the property enjoys a tucked away position, gated access leads onto the driveway providing off street parking and leading to a brick built garage [5.42m x 3.0m] which provides further off street parking with power and light and has access to the fully boarded eaves storage via a drop down ladder. There is a lawned garden and a good sized shed. There is a pedestrian right of access on the neighbouring driveway area. To the rear there is a landscaped and well presented lawned garden stocked with plants, trees and shrubs bordering incorporating Indian stone flagged patio areas.



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.