



#### 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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

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01977 798 844



## 1 Cliff Road, Crigglestone, Wakefield, WF4 3EQ

For Sale Freehold £420,000

Refurbished to a high standard throughout is this two bedroom detached bungalow sat on an elevated position in the sought after area of Crigglestone and benefitting from modern fitted kitchen and bathroom, spacious dining room with feature lantern roof and gardens to three sides.

The property briefly comprises of entrance hall, two bedrooms, modern four piece bathroom/w.c., lounge, dining room and kitchen. Outside, the property has a tandem garage with steps leading up to a paved pathway to the front door and artificial lawn. The garden flows round to the side where there is an attractive lawned garden and stone paved patio area to the rear, perfect for al fresco dining.

The property stands in an elevated position on Cliff Road, ideally located for local amenities such as shops and several schools located nearby. Main bus routes run to and from Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to travel further afield.

Offered for sale with no chain and vacant possession, this well presented property deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front door, coving to the ceiling, central heating radiator and doors to two bedrooms, bathroom and lounge.

### BEDROOM ONE

11'5" x 21'11" [max] x 20'3" [min] [3.5m x 6.7m [max] x 6.18m [min]]

Timber framed double glazed window to the rear, two central heating radiators, coving to the ceiling and fitted wardrobes.



### BEDROOM TWO

13'6" x 12'11" [max] x 6'2" [min] [4.12m x 3.96m [max] x 1.89m [min]]

Timber framed double glazed window to the front, coving to the ceiling and ceiling rose.

### BATHROOM/W.C.

7'10" x 8'1" [2.41m x 2.47m]

Four piece suite comprising low flush w.c., ceramic wash basin with mixer tap, panelled bath with mixer tap and separate double shower cubicle with shower head attachment and glass shower screen. Ladder style radiator and loft access.



### LOUNGE

25'11" x 16'1" [max] x 6'3" [min] [7.9m x 4.92m [max] x 1.91m [min]]

An opening through to the dining room, two timber framed double glazed window to the front with window seat and further window to the side, three central heating radiators, coving to the ceiling and gas fireplace with limestone hearth, surround and mantle.



### DINING ROOM

12'1" x 8'9" [3.7m x 2.69m]

Skylight, spotlights to the ceiling, bi-folding doors to the rear garden, central heating radiator and an opening through to the kitchen.



### KITCHEN

8'0" x 15'8" [2.45m x 4.79m]

Range of modern wall and base units with wooden work surface over and tiled splash back. Stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated double oven and space and plumbing for an under counter fridge/freezer. Composite door, two timber double framed windows to either side, storage cupboard housing the Ideal combi boiler, anthracite column central heating radiator and loft access.

### OUTSIDE

To the front of the property there is access to the tandem

garage with manual up and over door with stone steps leading up to the a stone paved pathway to the front door and artificial lawn with planted bed borders. To the side there is a low maintenance artificial lawned garden overlooking fully enclosed by walls and iron fencing. There is a stone paved patio area to the rear, perfect for entertaining and dining purposes with mature shrubs, surrounded by timber fencing.



### 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.