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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## Park Farm Haveroid Lane, Crigglestone, WF4 3HD

### For Sale Freehold Offers Over £600,000

Nestled in a tucked away position, this stunning barn conversion has been transformed into a spacious four bedroom detached family home, offering a wealth of desirable features benefitting from two en suite shower rooms, expansive reception areas, underfloor heating, and a beautifully landscaped garden.

The property is approached via a generous driveway. The entrance to the property leads in a useful utility offering access into the modern kitchen/breakfast room, dining room incorporating staircase with glass balustrade to the first floor, cloakroom, downstairs w.c., study and living room. The first floor leads to four well proportioned bedrooms [two with en suite shower facilities] and the modern house bathroom/w.c. Outside there is a shared pebbled driveway leading to the single detached garage with electric door. An attractive and enclosed landscaped garden incorporating lawn and stone paved and decked patio areas, perfect for al fresco dining.

The property is ideally located for all local amenities including shops and several local schools graded 'Good' or 'Outstanding' by OFSTED 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 on offer at this quality home and an early viewing comes highly advised to avoid disappointment.





#### ACCOMMODATION

##### UTILITY

7'3" x 9'5" [2.22m x 2.89m]

Composite side door. Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap. Underfloor heating, door through to the kitchen/breakfast room and spotlights to the ceiling.

##### KITCHEN/BREAKFAST ROOM

10'11" x 13'11" [3.33m x 4.26m]

Range of modern wall and base units with quartz work surface over, 1 1/2 sink and drainer with mixer tap, central island with breakfast bar with matching quartz work surface. Four ring induction hob with stainless steel extractor hood above, integrated double oven, integrated microwave, integrated dishwasher and integrated fridge/freezer. UPVC double glazed window to the front, underfloor heating, spotlights to the ceiling and an opening through to the dining room

##### DINING ROOM

20'7" x 18'8" [max] x 5'4" [min] [6.28m x 5.7m [max] x 1.64m [min]]

Stairs to the first floor landing with glass balustrade, spotlights to the ceiling, underfloor heating, an opening through to the living room, doors to the cloakroom and study. Composite door to the garden, UPVC double glazed window and two timber framed double glazed windows to the rear.



##### CLOAKROOM

4'9" x 4'5" [1.47m x 1.36m]

Door through to the downstairs w.c., underfloor heating and timber framed double glazed window to the rear.

##### W.C.

3'10" x 6'4" [1.19m x 1.94m]

Concealed cistern low flush w.c., spotlights to the ceiling, ceramic wash basin with storage and mixer tap. Extractor fan, fully tiled and underfloor heating.

##### STUDY

7'7" x 8'4" [2.33m x 2.56m]

UPVC double glazed window to the front, underfloor heating and spotlights to the ceiling.

##### LIVING ROOM

15'1" x 18'8" [4.61m x 5.7m]

Set of timber framed double glazed bi-folding doors leading out to the garden, spotlights to the ceiling, underfloor heating and flame effect gas fireplace built into the chimney breast.



##### FIRST FLOOR LANDING

Two velux skylights, spotlights to the ceiling, UPVC double glazed window to the rear and doors to a storage cupboard, four bedrooms and the house bathroom.

##### BEDROOM ONE

12'5" x 15'1" [3.79m x 4.61m]

UPVC double glazed windows to the front, spotlights to the ceiling, underfloor heating and an opening to the walk in wardrobe.



##### WALK IN WARDROBE

Door to the en suite shower room, spotlights to the ceiling, underfloor heating and a range of fitted wardrobes.

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

5'9" x 6'1" [1.77m x 1.86m]

Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower and glass shower screen. Chrome ladder style electric towel radiator, UPVC double glazed frosted window to the rear, spotlights to the ceiling, underfloor heating, fully tiled and extractor fan.



##### BEDROOM TWO

10'0" x 10'5" [3.06m x 3.18m]

UPVC double glazed window to the front, spotlights to the ceiling, underfloor heating and door to the en suite shower room



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

9'11" x 3'9" [3.04m x 1.16m]

Three piece suite comprising concealed cistern low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower and glass shower screen. Chrome ladder style electric towel radiator, spotlights to the ceiling, underfloor heating, partially tiled and extractor fan.

##### BEDROOM THREE

10'4" x 13'5" [max] x 10'6" [min] [3.16m x 4.11m [max] x 3.21m [min]]

UPVC double glazed window to the front, spotlights to the ceiling and underfloor heating.

##### BEDROOM FOUR

13'6" x 7'3" [max] x 4'6" [min] [4.13m x 2.21m [max] x 1.38m [min]]

Loft access with pull down ladder, UPVC double glazed window to the front, spotlights to the ceiling and underfloor heating.

##### BATHROOM/W.C.

7'0" x 7'7" [2.14m x 2.33m]

Three piece suite comprising concealed cistern low flush w.c., wall mounted wash basin with mixer tap and Villeroy & Boch fully insulated stand alone bath with mixer tap, shower head attachment and rainfall shower above. UPVC double glazed frosted window to the side, chrome style electric towel radiator, spotlights to the ceiling, extractor fan, fully tiled and underfloor heating.



##### OUTSIDE

To the front is a shared pebbled driveway providing off road parking for several vehicles leading to the single detached garage [3.56m x 5.8m] with electric roller door, timber side door, power and light. There is an attractive landscaped garden with lawned area with mature trees and shrubs throughout, stone paved and decked patio areas, perfect for outdoor dining and entertaining purposes, raised planted beds and fully enclosed by sandstone walls and timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is f.

##### 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.