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OSSETT
01924 266 555

HORBURY
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NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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22 Mackie Road, Crigglestone, Wakefield, WF4 3FS

For Sale Freehold Guide Price £375,000

Situated on a modern development is this four bedroom detached family home benefitting from well proportioned accommodation, ample off road parking and generous sized rear garden.

The property briefly comprises of entrance hall, downstairs w.c., living room, kitchen/diner with separate utility. The first floor landing leads to four well proportioned bedrooms (the principal bedroom boasting en suite facilities) and the house bathroom/w.c. Outside to the front is a lawned garden with paved pathway to the front door and tarmac driveway running down the side of the property providing off road parking leading to the single garage. To the rear is a large lawned garden incorporating paved patio area, enclosed by timber fencing.

Situated within two miles to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

A fantastic home for the growing family looking to gain access onto the property market and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

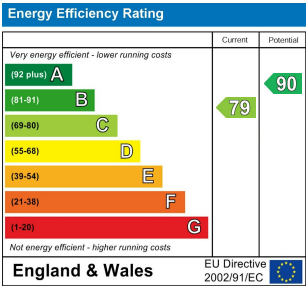
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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



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.



ACCOMMODATION

ENTRANCE HALL

14'4" x 6'7" [max] x 3'8" [min] [4.38m x 2.01m [max] x 1.14m [min]]
Composite front entrance door, central heating radiator, stairs to the first floor landing with understairs storage and doors to the living room kitchen/diner and downstairs w.c.

W.C.

3'0" x 5'2" [0.92m x 1.58m]
Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

11'3" x 19'8" [3.45m x 6.01m]
UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear garden and two central heating radiators.



KITCHEN/DINER

19'8" x 11'8" [max] x 9'1" [min] [6.0m x 3.57m [max] x 2.77m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel extractor hood and splash back.

Integrated oven, integrated fridge/freezer and integrated dishwasher. UPVC double glazed windows to the front and rear, two central heating radiators and an opening through to the utility.



UTILITY

5'1" x 6'6" [1.55m x 2.0m]
Modern wall and base units with laminate work surface over, integrated washing machine, composite door to the rear, central heating radiator and the Ideal boiler is housed in here.

FIRST FLOOR LANDING

Loft access, central heating radiator and doors to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

9'10" x 11'6" [3.02m x 3.52m]
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'6" x 4'10" [2.0m x 1.48m]
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment. Extractor fan, central heating radiator, UPVC double glazed frosted window to the rear and partially tiled.



BEDROOM TWO

9'8" x 11'11" [2.97m x 3.64m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

9'8" x 10'0" [max] x 8'6" [min] [2.97m x 3.06m [max] x 2.61m [min]]
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

8'3" x 10'2" [max] x 8'0" [min] [2.53m x 3.1m [max] x 2.44m [min]]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

5'11" x 6'7" [1.82m x 2.03m]
Three piece suite comprising low flush w.c., wall mounted wash

basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the front, central heating radiator, extractor fan and partially tiled.

OUTSIDE

To the front of the property the garden is laid to lawn with shrub border and paved pathway to the front door. A tarmacadam driveway runs down the side of the property providing off road parking leading to the single garage with manual up and over door. To the rear is a generous sized garden, predominantly laid to lawn with a small paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.