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52 Cliff Road, Crigglestone, Wakefield, WF4 3EH

For Sale Freehold £210,000

Occupying a fantastic plot is this superbly presented three bedroom end terrace property benefitting from driveway parking, detached garage and spacious rear garden.

The property briefly comprises of entrance porch, lounge, inner hallway and kitchen/diner. Stairs lead down to two cellar rooms. The first floor landing leads to three bedrooms and four piece house bathroom/w.c. Outside to the front is a low maintenance pebbled garden. Side gated access leads to the driveway providing access for two vehicles. To the rear is a detached garage with up and over door, flagged patio seating leading to an artificial lawn with pergola and seating area, as well as a further flagged seating area. The rear garden also includes a summerhouse and bike shed.

The property is ideally located for local amenities such as shops and several schools located nearby such as Blacker Hall Farm. 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.

Done to a high standard, this property is ready to move into and a viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

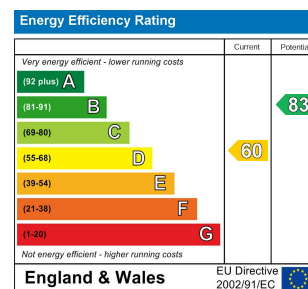
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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ACCOMMODATION

PORCH

4'7" x 3'9" [1.42m x 1.16m]

Composite front entrance door, UPVC double glazed window to the side elevation and timber framed door into the lounge.

LOUNGE

14'0" x 13'6" [4.28m x 4.12m]

UPVC double glazed window to the front elevation, central heating radiator and feature open fireplace with log burner. Door to the inner hallway.



HALLWAY

Central heating radiator, stairs to the first floor landing and door to the kitchen/diner.

KITCHEN/DINER

14'1" x 13'6" [4.31m x 4.12m]

Modern fitted wall and base units with laminate work surface over, space for a Range cooker with cooker hood and tiled splash back. Integrated dishwasher, integrated fridge/freezer. Central heating radiator, tiled floor, door to the storage cellar, UPVC double glazed window and door to the rear elevation.

CELLAR ROOM ONE

14'1" x 13'4" [4.31m x 4.08m]

Power and light with original stone work bench.

CELLAR ROOM TWO

14'1" x 13'7" [4.3m x 4.16m]

UPVC triple glazed window and timber door to the rear elevation. Understairs storage, sink unit, w.c. [currently not plumbed in], space for a fridge/freezer, space for a dryer and space for a washing machine.

FIRST FLOOR LANDING

Access to three bedrooms and the house bathroom.

BEDROOM ONE

14'1" x 8'0" [4.3m x 2.45m]

UPVC double glazed window to the front elevation [with triple glazed bottom pane], central heating radiator and built in wardrobes.



BEDROOM TWO

13'5" x 7'1" [4.09m x 2.17m]

UPVC double glazed window to the rear elevation, central heating radiator and overstairs storage cupboard.



BEDROOM THREE

9'8" x 8'9" [2.95m x 2.67m]

Currently used as an office. UPVC double glazed window to the side elevation and central heating radiator.

BATHROOM/W.C.

9'11" x 6'8" [3.03m x 2.04m]

Four piece suite comprising double walk in shower cubicle with glass screen and wall mounted shower, wash hand basin with mixer tap, bath suite and low flush w.c. UPVC double glazed frosted window to the rear elevation, ladder style radiator and spotlights to the ceiling.



OUTSIDE

To the front is a low maintenance pebbled garden. To the rear of the property is a detached garage with up and over door, flagged patio seating leading to an artificial lawn with pergola and seating area, as well as a further flagged seating area. There is also a summerhouse and bike shed. Side gated access leads to the driveway providing access for two vehicles. To the rear is pedestrian right of way for bins and access.



PLEASE NOTE

Please be advised the garage roof is asbestos.

COUNCIL TAX BAND

The council tax band for this property is A.

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.