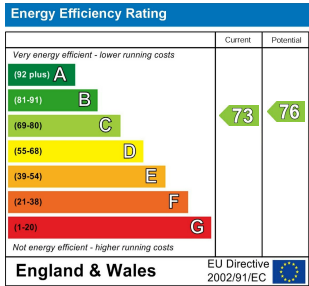


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



22 Woollin Crescent, Tingley, Wakefield, WF3 1ET

For Sale Freehold £360,000

Located on this modern and attractive develop is this superbly presented three bedroom detached family home originally built by Redrow and renovated to an extremely high standard throughout benefitting from ample off road parking, garage and enclosed rear garden with summerhouse.

The property briefly comprises of the entrance hall, downstairs w.c., living room, kitchen/diner and sun room. The first floor landing leads to three bedrooms (the principal bedroom with en suite) and the house bathroom/w.c. Outside to the front is a double driveway with electric car charging port, leading to the single detached garage and pleasant lawned garden with steps leading to the entrance door. A timber gate to the side leads to a timber decked patio area with timber pergola and paved patio area with steps leading to an artificial lawn and paved pathway leading to the large summerhouse, surrounded by timber fencing.

The property is situated close to local amenities and schools with main bus routes running to and from Wakefield and Leeds. The M1 and M62 motorway links are only a short distance away, 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 recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, fully tiled floor, coving to the ceiling, central heating radiator and doors to the downstairs w.c., built in cloakroom cupboard, living room and kitchen/diner. Staircase with glass balustrade leading to the first floor landing.

W.C.

Low flush w.c., vanity wash basin with mixer tap, fully tiled floor, central heating radiator and UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM

11'3" x 15'3" [min] x 17'6" [max] [3.45m x 4.67m [min] x 5.34m [max]]
UPVC double glazed bay window overlooking the front aspect, two central heating radiators and coving to the ceiling.



KITCHEN/DINER

8'10" x 18'5" [2.70m x 5.63m]
Range of high gloss wall and base units with corian work surface over with

glass splash back, integrated microwave oven with integrated coffee machine, space for an American style fridge/freezer, space and plumbing for a washing machine and space for a Range cooker with cooker hood over. Breakfast bar, UPVC double glazed window overlooking the rear aspect, inset spotlights, fully tiled floor, contemporary radiator and an archway through to the sun room.

SUN ROOM

7'10" x 9'4" [2.39m x 2.86m]
Contemporary radiator, inset spotlights to the pitch sloping ceiling, fully tiled floor, large UPVC double glazed velux window, two UPVC double glazed windows to the rear and a set of UPVC double glazed French doors.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access with bi-folding wooden staircase ladder and doors to three bedrooms, house bathroom and large storage cupboard with fixed shelving within, power and light.

BEDROOM ONE

11'3" x 11'10" [min] x 13'11" [max] [3.45m x 3.61m [min] x 4.25m [max]]
UPVC double glazed window overlooking the front elevation enjoying valley views, inset spotlights, built in speaker system to the ceiling, central heating radiator, range of fitted wardrobes and drawers. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'4" x 7'8" [1.02m x 2.36m]
Modern three piece suite comprising enclosed shower cubicle with glass sliding door and mixer shower, low flush w.c. and vanity wash basin with chrome mixer tap. Towel rail, UPVC cladding with inset spotlights, UPVC double glazed frosted window overlooking the side elevation and built in vanity mirror with LED lighting.

BEDROOM TWO

11'4" x 8'11" [min] x 12'7" [max] [3.47m x 2.73m [min] x 3.85m [max]]
UPVC double glazed window overlooking the rear elevation, inset spotlights, central heating radiator and range of fitted wardrobes, dressing table and bedside drawer.



BEDROOM THREE

8'10" x 6'10" [2.70m x 2.09m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted furniture including built in single bed, wardrobe, dressing table and storage units.

BATHROOM/W.C.

5'7" x 6'10" [1.72m x 2.09m]
Modern three piece suite comprising extra large panelled bath (800mm) with mixer tap and electric shower, concealed cistern low flush w.c. and vanity wash basin with chrome mixer tap. Fully tiled floor, UPVC double glazed frosted window overlooking the front elevation and inset spotlights.



OUTSIDE

To the front of the property is a double block paved driveway providing ample off road parking leading to the single detached garage with manual up and over door. A paved pathway with steps leads to the front entrance door with timber porch over and car charging port. There is a pleasant lawned garden to the front with mature tree bordering. To the side is a timber decked patio area with timber pergola and paved patio area with steps leading to an artificial lawn and paved pathway leading to the large summerhouse.



SUMMERHOUSE

14'0" x 8'0" [min] x 13'5" [max] [4.27m x 2.44m [min] x 4.11m [max]]
Door to the front, power and light, alarm system and solid steel door to the rear.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is D.

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.