



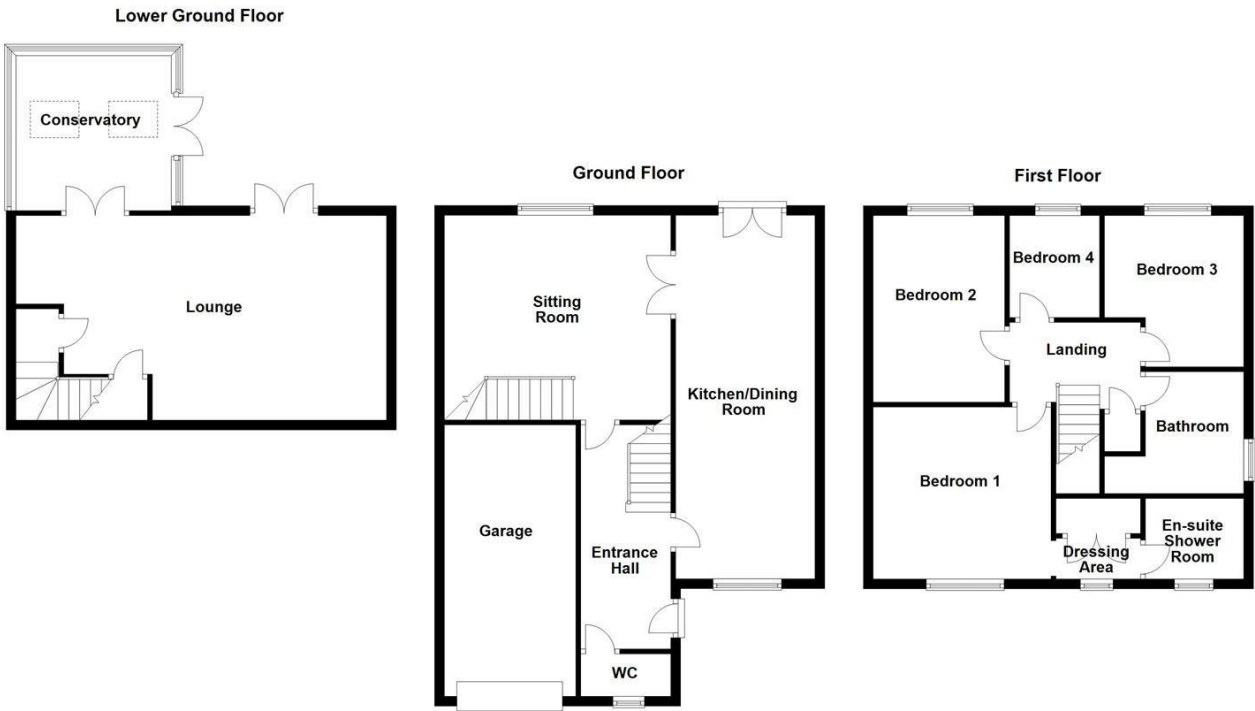
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

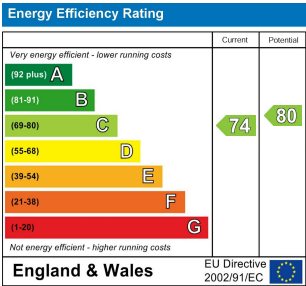


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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

### For Sale Freehold £460,000

Situated in Crigglestone is this deceptively spacious and superbly presented four bedroom detached family home with spacious accommodation spanning over three floors benefitting from a spacious lounge, gated driveway parking and landscaped rear garden.

The accommodation fully comprises of the entrance hall, downstairs w.c., kitchen/dining room and sitting room. Stairs lead down to the lower ground floor providing access a spacious lounge and conservatory. The first floor landing leads to four bedrooms and house bathroom/w.c. Outside to the front the property is accessed via double gated leading to a natural stone edged resin drive with pebbles to the sides providing ample off road parking with single garage with electric door. To the rear is an attractive landscaped lawned garden with raised porcelain paved patio area, central water feature and block paved pathway, surrounded by timber fencing. Beyond the garden is a wooded area owned by the property, which is accessed via a wooden arch with an ornate full height metal gate.

The property is ideally located for all local amenities including shops and several local schools 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 recommended.





ACCOMMODATION

ENTRANCE HALL

15'1" x 6'0" [4.6m x 1.85m]  
Composite front entrance door, stairs to the first floor landing, coving to the ceiling, column central heating radiator and doors to the downstairs w.c., kitchen/dining room, sitting room.

W.C.  
6'0" x 2'10" [1.85m x 0.87m]  
Two piece suite comprising low flush w.c. and ceramic wash basin with mixer tap. UPVC double glazed frosted circular window to the front with built in shutters, column central heating radiator and coving to the ceiling.

KITCHEN/DINING ROOM  
9'4" x 24'5" [2.86m x 7.46m]  
'Milton' style kitchen by Second Nature with a range of wall and base units with Staron work surface over, inset 1 1/2 Corian sink with drainer and Quooker mixer tap, five ring induction hob with stainless steel extractor hood above. Integrated appliances including dishwasher, washing machine, fridge/freezer, double oven and microwave. Pull out larder cupboard, partial breakfast bar with Corian work surface over, two column central heating radiators, spotlights, coving to the ceiling, UPVC double glazed window to the front, set of UPVC double glazed French doors to the rear in a Juliet style balcony and double doors to the sitting room.



SITTING ROOM  
13'8" x 15'3" [4.18m x 4.65m]  
Stairs leading to the lower ground floor, coal burning style gas fire with stone hearth, surround

and mantle, UPVC double glazed window to the rear, coving to the ceiling, column central heating radiator and door leading back to the entrance hall.

LOWER GROUND FLOOR HALLWAY  
Central heating radiator and door leading through to the lounge.

LOUNGE  
13'9" x 25'1" [max] x 15'7" [min] [4.2m x 7.67m [max] x 4.75m [min]]  
Understairs storage cupboard, two central heating radiators, coving to the ceiling, gas fireplace with stone hearth, surround and mantle. UPVC double glazed French doors to the rear garden and further set of French doors to the conservatory.



CONSERVATORY  
10'4" x 10'4" [3.15m x 3.15m]  
Central heating radiator, two Velux skylights, solid roof, tiled flooring, surrounded by UPVC double glazed windows with UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING  
Coving to the ceiling, central heating radiator, loft access and doors to four bedrooms, house bathroom and storage cupboard.

BEDROOM ONE  
11'8" x 11'9" [3.58m x 3.6m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and an opening to the dressing area.



DRESSING AREA  
6'2" x 3'2" [1.88m x 0.98m]  
Double doored wardrobe, UPVC double glazed frosted window to the front, coving to the ceiling, central heating radiator and door to the en suite wet room.

EN SUITE WET ROOM/W.C.  
6'5" x 5'4" [1.97m x 1.65m]  
Comprising low flush w.c., ceramic wash basin with mixer tap and glass splashguard with mains shower. UPVC double glazed frosted window to the front, spotlights, extractor fan, column central heating radiator with towel rail and LED mirror fronted unit.

BEDROOM TWO  
8'9" x 12'7" [2.68m x 3.84m]  
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE  
10'2" x 9'3" [max] x 6'7" [min] [3.12m x 2.83m [max] x 2.02m [min]]  
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BEDROOM FOUR  
7'0" x 6'5" [2.15m x 1.97m]  
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.  
8'2" x 9'5" [max] x 5'5" [min] [2.5m x 2.88m [max] x 1.66m [min]]  
Three piece suite comprising low flush w.c., pedestal wash basin, shower cubicle with electric shower and bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the side, extractor fan, coving to the ceiling, spotlights and column central heating radiator with towel rail.



OUTSIDE  
To the front of the property is gated entry onto a resin driveway providing off road parking and leads to the single integral garage with electric up and over door, EV charging port, power and light. To the rear is an attractive landscaped lawned garden incorporating raised porcelain paved patio area, perfect for outdoor dining and entertaining leading to a block paved pathway and centralised water feature with slate surround, enclosed by timber fencing. There is a wooded area beyond the garden, owned by the property and this is accessed via a wooden arch with an ornate full height metal gate.



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.