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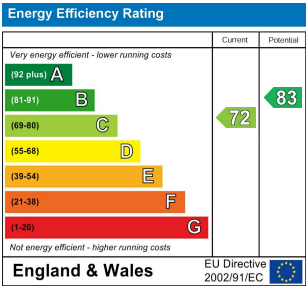


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



19 Dennington Lane, Crigglestone, Wakefield, WF4 3ET

For Sale Freehold £190,000

A superbly presented three bedroom mid terrace property benefitting from spacious accommodation over three floors and an expansive landscaped garden.

The property briefly comprises of the living room, dining room, modern fitted kitchen, downstairs w.c. and cellar. The first floor landing two bedrooms and shower room. Stairs lead to bedroom three. Outside the main garden is to the front accessed via a timber gate onto a landscaped tiered garden with paved and slate tiers with planted features and concrete pathway leading to a raised decked patio area, surrounded by timber fencing. There is off street parking for one vehicle to the rear.

Situated in Crigglestone, the property is ideally located for all local amenities including shops and several local schools nearby. 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

LIVING ROOM

11'3" x 12'11" [max] x 12'1" [min] [3.43m x 3.95m [max] x 3.7m [min]]
UPVC double glazed French doors, further UPVC double glazed window to the front, central heating radiator, log burning stove with marble hearth and wooden mantle. Door through to the dining room.



DINING ROOM

9'10" x 11'3" [3.0m x 3.44m]
Understairs storage which leads down to the cellar, door with stairs to the first floor landing and central heating radiator. Base units with laminate work surface over in a breakfast bar style and space for a fridge/freezer. An opening into the kitchen.



KITCHEN

8'5" x 10'0" [max] x 5'5" [min] [2.57m x 3.06m [max] x 1.67m [min]]
Range of modern wall and base units with granite work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Integrated microwave, space and plumbing for a washing machine and a dishwasher, UPVC double glazed window and frosted door to the rear, door to the downstairs w.c.

W.C.

5'5" x 2'4" [1.67m x 0.72m]
Coving to the ceiling, extractor fan, low flush w.c., ceramic wash basin with mixer tap and tiled splash back.

CELLAR

12'5" x 11'1" [max] x 2'11" [min] [3.79m x 3.4m [max] x 0.9m [min]]
Central heating radiator, power and light.

FIRST FLOOR LANDING

Central heating radiator, doors to two bedrooms and shower room. Stairs to the loft room.

BEDROOM ONE

11'4" x 12'11" [max] x 11'10" [min] [3.46m x 3.95m [max] x 3.62m [min]]
Central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

6'7" x 11'3" [2.02m x 3.44m]
UPVC double glazed window to the rear.



SHOWER ROOM/W.C.

6'0" x 5'8" [1.85m x 1.73m]
Low flush w.c., wash basin with mixer tap and shower cubicle with mains over head shower. UPVC double glazed frosted window to the rear and chrome ladder style radiator.



BEDROOM THREE

12'3" x 14'0" [max] x 5'2" [min] [3.75m x 4.28m [max] x 1.6m [min]]
Three velux skylights, spotlights and central heating radiator.



OUTSIDE

The main garden lies to the front with a tiered garden incorporating paved and slate tiers with planted features and concrete pathway leading to a raised decked patio area, perfect for outdoor dining, fully enclosed by timber fencing with timber gate providing access. To the rear is a timber built lean-to/log store and off road parking for one vehicle.



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.