



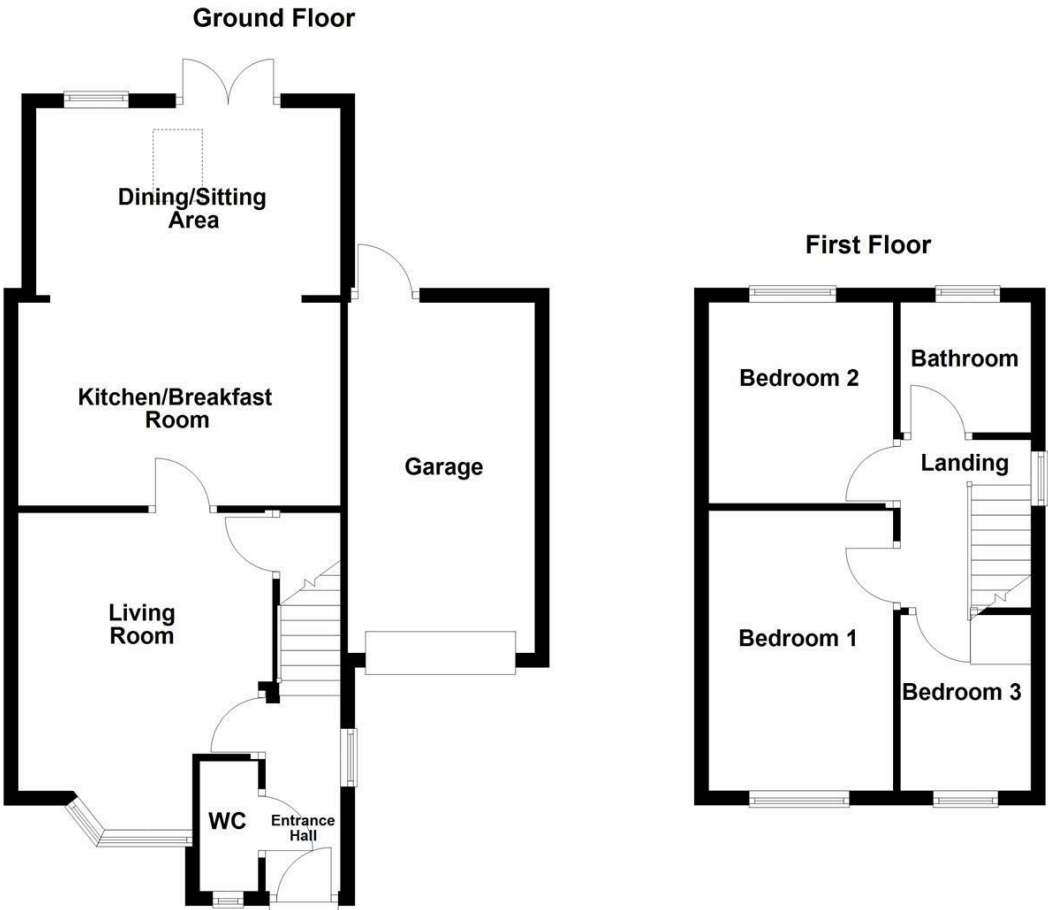
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OSSETT  
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HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

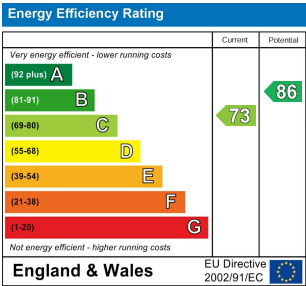


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 8 Manor Crest, Crigglestone, Wakefield, WF4 3FD

### For Sale Freehold £265,000

Tucked away in a modern cul-de-sac is this extended and recently renovated three bedroom semi detached home offering stylish and spacious living accommodation. The property features a contemporary open plan kitchen/breakfast room, driveway with garage and a beautifully maintained enclosed rear garden.

The accommodation briefly comprises a welcoming entrance hall, convenient downstairs w.c., a comfortable living room and an impressive open-plan kitchen/breakfast room fitted with modern shaker-style units seamlessly flowing into a versatile dining/sitting area. To the first floor, a spacious landing provides access to three well proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private driveway providing off street parking for one vehicle, along with a single garage. To the rear there is a generously sized enclosed garden, predominantly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining.

Ideally positioned for easy access to a range of local amenities, including shops and several schools within walking distance, the property also enjoys excellent transport links via regular bus routes to Wakefield city centre. Junction 39 of the M1 motorway is just a short drive away, making it a convenient choice for commuters.

Presented to a high standard throughout, this exceptional home is perfectly suited to first time buyers, couples, or families alike. An early viewing is strongly recommended to fully appreciate the quality on offer.





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, UPVC double glazed frosted window to the side, central heating radiator, stairs to the first floor landing and doors to the downstairs w.c. and living room.

### W.C.

2'8" x 5'11" [0.82m x 1.82m]

UPVC double glazed frosted window to the front, low flush w.c. and pedestal wash basin with mixer tap.

### LIVING ROOM

14'1" x 11'8" [max] x 4'3" [min] [4.31m x 3.58m [max] x 1.3m [min]]

UPVC double glazed window to the front, two central heating radiators, understairs storage cupboard, coving to the ceiling and door through to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

9'4" x 14'9" [2.85m x 4.51m]

Range of modern wall and base shaker style units with wooden work surface over, ceramic 1 1/2 sink and drainer with mixer tap, integrated double oven, four ring touch screen induction hob with stainless steel extractor hood. Space for a fridge/freezer, central heating radiator and an opening to the dining/sitting area.



### DINING/SITTING AREA

13'6" x 8'7" [4.12m x 2.62m]

UPVC double glazed window and a set of French doors to the rear garden, velux skylight, spotlights and central heating radiator.



### FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed frosted window to the side and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

12'9" x 8'4" [3.9m x 2.56m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

9'5" x 8'4" [2.88m x 2.56m]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

6'1" x 8'1" [max] x 5'8" [min] [1.86m x 2.48m [max] x 1.75m [min]]

UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.

6'0" x 6'0" [1.83m x 1.83m]

Modern three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and panelled bath with shower head attachment. UPVC double glazed frosted window to the rear, spotlights and extractor fan.



### OUTSIDE

To the front of the property is a driveway providing off road parking for one vehicle leading to the single garage with manual up and over door, power and light (2.62m x 4.9m). There is a second private parking space in front of the front window. To the rear is an enclosed lawned garden with planted borders incorporating paved patio area, perfect for outdoor dining and entertaining.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.