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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	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



21 Haveroid Way, Crigglestone, Wakefield, WF4 3PG

For Sale Freehold Offers In The Region Of £240,000

Nestled in a cul-de-sac location is this superbly presented three bedroom semi detached bungalow having undergone a loft conversion and offered to the market with no chain. The property benefits from driveway with larger than average garage and an enclosed rear garden.

The property briefly comprises of the kitchen, living room, hallway leading to bedroom one, bathroom, dining room and conservatory. The first floor landing leads to two further bedrooms. Outside to the front a driveway provides off road parking leading to the larger than average garage with timber shed to the rear. The enclosed rear garden is mainly laid to lawn with paved patio area, perfect for al fresco dining.

Situated in a popular part of Crigglestone the property is well placed for local amenities including shops, schools, bus routes, Betty Eastwood Park and having good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

KITCHEN

11'9" x 8'7" [3.6m x 2.62m]

Range of modern shaker style wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob with extractor hood. Space and plumbing for a washing machine, space for an under counter fridge and freezer. UPVC side entrance door, UPVC double glazed windows to the front and side, central heating radiator, doors through to the hallway and living room.

LIVING ROOM

12'6" x 10'8" [3.82m x 3.26m]

UPVC double glazed window to the front, coving to the ceiling, understairs storage cupboard and central heating radiator.



HALLWAY

Stairs to the first floor landing and doors to the bathroom, bedroom one and dining room.

BEDROOM ONE

11'10" x 10'10" [max] x 9'4" [min] [3.63m x 3.32m [max] x 2.87m [min]]

Range of fitted wardrobes and storage units, timber framed double glazed window looking into the conservatory and central heating radiator.



BATHROOM/W.C.

5'4" x 6'10" [1.63m x 2.09m]

Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric shower head attachment. UPVC double glazed frosted window to the side and fully tiled.



DINING ROOM

8'7" x 10'0" [max] x 8'5" [min] [2.64m x 3.05m [max] x 2.58m [min]]

Set of sliding doors into the conservatory, coving to the ceiling, ceiling rose, UPVC double glazed window to the side and central heating radiator.



CONSERVATORY

18'4" x 6'6" [5.6m x 2.0m]

Surrounded by timber framed single paned windows, central heating radiator and a set of French doors leading to the rear garden.



FIRST FLOOR LANDING

Doors to two further bedrooms.

BEDROOM TWO

19'8" x 6'0" [max] x 4'11" [min] [6.0m x 1.85m [max] x 1.5m [min]]

Access to storage eaves, two velux skylights, central heating radiator and overstairs storage.



BEDROOM THREE

19'8" x 6'0" [max] x 4'11" [min] [6.0m x 1.85m [max] x 1.5m [min]]

Two velux skylights, overstairs storage, central heating radiator and access to the storage eaves.

OUTSIDE

To the front the property is a low maintenance pebbled garden with planted features and a driveway leading through a set of double gates to the larger than average single semi-detached garage [7.21m x 2.95m] with up and over door, power and light with timber built shed to the rear. The rear garden is lawned with planted beds and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.