

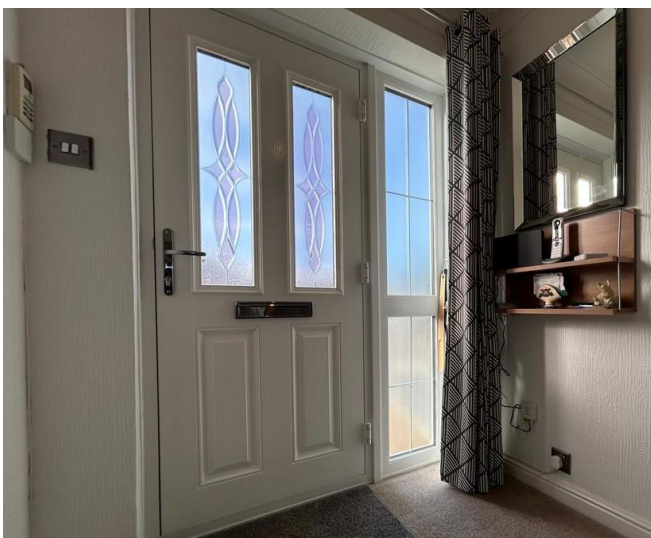
**SOLD STC**



**Fishponds Drive, Crigglestone**  
**£250,000**

**MARTIN&CO**





## Fishponds Drive, Crigglestone

3 Bedrooms, 1 Bathroom

**£250,000**

- **FABULOUS THREE BED SEMI DETACHED HOUSE**
- **STUNNING REFITTED KITCHEN WITH BUILT IN APPLIANCES**
- **TASTEFUL THROUGH LOUNGE/DINER WITH PATIO DOORS**

Martin & Co - Wakefield are delighted to offer to the Sales Market this beautifully presented three bedroomed semi detached house located in a much sought after location within the popular village of Crigglestone within close proximity to local shops, schools and transport facilities including the M1/A1 and M62 motorway networks. Being neutrally decorated throughout and presented to a high standard boasting many appealing features including a refitted modern kitchen with extensive built in appliances, a fabulous re fitted four piece bathroom suite and recently landscaped gardens to the front and rear, we strongly recommend an early internal inspection to avoid disappointment. Do not delay, book your viewing today! OFFERED FOR SALE WITH NO ONWARD CHAIN!

**ENTRANCE HALL 12' 6" x 5' 8" (3.81m x 1.73m)**  
Composite Front Entrance Door and PVCu double glazed leaded side panel, Central heating radiator, Coving to ceiling, under stairs storage cupboard off housing the Worcester Gas Central Heating Boiler, stairs leading to the first floor landing, doorway through to the kitchen and door leading to the Lounge/Diner.

**LOUNGE/DINER 22' 11" x 11' 6" (6.99m x 3.51m)**



Reducing to 9'7" Lounge area - Electric pebble effect fire to a Adams style feature fireplace with marble inset and hearth, Central heating radiator, Coving to the ceiling, PVCu double glazed leaded bow window with deep display sill to the front elevation, open through to the dining area, positioned to the front. Dining area - central heating radiator, coving to the ceiling, PVCu double glazed single sliding Patio Doors opening to the rear. Positioned to the rear.

KITCHEN 9' 10" x 7' 7" (3m x 2.31m) Being refitted with an ample range of modern soft closing wall, base units and drawers with Buttermilk high gloss facia doors and contrasting counter tops with inset one and a half square bowl single drainer ceramic sink unit with chrome swan neck mixer tap, four ring Induction hob with a stainless steel and glass extractor hood over, Built in double oven and grill to eye level, Integrated Microwave, Fridge and Freezer, Built in wine rack, Pull out Larder Unit, Plumbed for Washing Machine and Dishwasher, Fully tiled to the walls to compliment the Kitchen, electric plinth heater, quality wood effect

flooring, PVCu double glazed window, PVCu double glazed rear entrance door, Positioned to the rear.

FIRST FLOOR LANDING Leading to bedrooms one, two, three and bathroom/wc. Access point to loft having an Aluminium pull down ladder, with double thickness insulation and being part boarded for storage with light. PVCu double glazed leaded window to the side elevation. Coving to the ceiling.

BEDROOM ONE 12' 6" x 7' 9" (3.81m x 2.36m) to robes Having a modern range of fitted wardrobes with part mirror fronted sliding doors to one wall, central heating radiator, PVCu double glazed leaded window. Positioned to the front.

BEROOM TWO 10' 2" x 9' 8" (3.1m x 2.95m) into bed head Two single fitted wardrobes with overhead storage cupboards to the bed head with twin reading lights, Matching fitted dressing table unit with drawers, central heating radiator, PVCu double glazed leaded window, positioned to the rear.



**BEDROOM THREE** 9' 9" x 7' 7" (2.97m x 2.31m) A good sized single bedroom having an L shaped fitted work station/dressing table and overhead storage cupboard over the bulkhead, central heating radiator, PVCu double glazed leaded window, positioned to the front.

**BATHROOM** 7' 6" x 5' 6" (2.29m x 1.68m) plus shower recess Being refitted with a modern four piece suite comprising of a recessed shower cubicle with bifold door entry, rain shower plus additional hand held shower attachment, rectangular panelled bath with hand held mixer shower from the taps, vanity sink unit with low level storage, low flush WC with concealed cistern, chrome ladder style towel radiator, extractor, fully tiled to the walls to compliment the suite, wood effect flooring, PVCu double glazed obscure window. Positioned to the rear.

**OUTSIDE** To the front is a long tarmac driveway

offering parking provision for three/four vehicles and a newly laid turfed garden, to the rear is a single detached brick built garage with remote control up and over door, power and light installed and having an attached garden/tool shed to the rear with a separate door. The great sized rear garden is beautifully planned having two large concrete imprint patio/seating/entertaining areas perfect for al fresco dining surrounding a newly laid turfed garden area and a further seating/sun patio to the rear, offering a high degree of privacy. In addition there are a variety of carefully chosen plants, trees and raised sleeper shrub beds to the border with stunning newly installed modern style garden lighting. Outside tap. The rear garden is one of the many attractive features that this property has to offer and must be viewed to fully appreciate.

**PLEASE NOTE** We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money

Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £30.00 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.

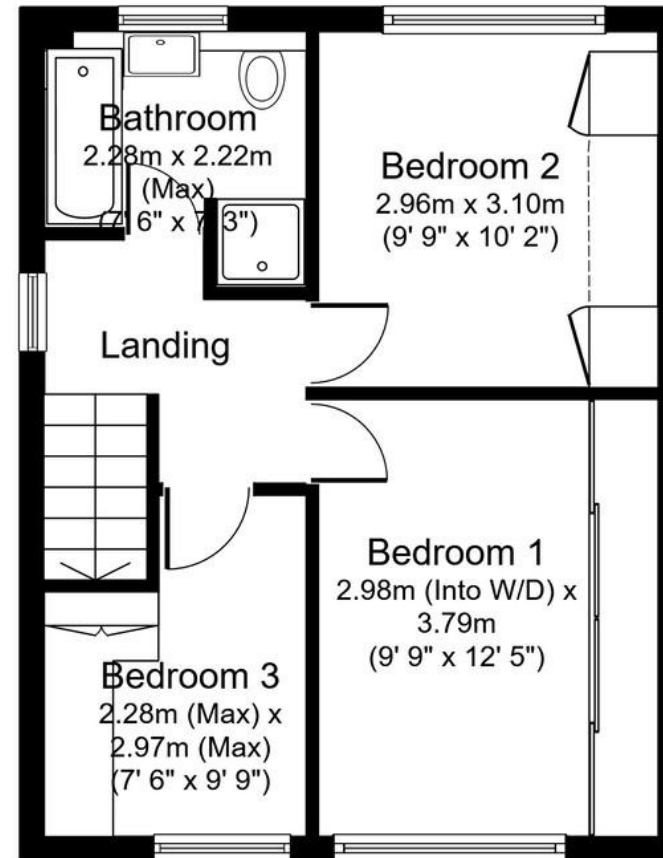
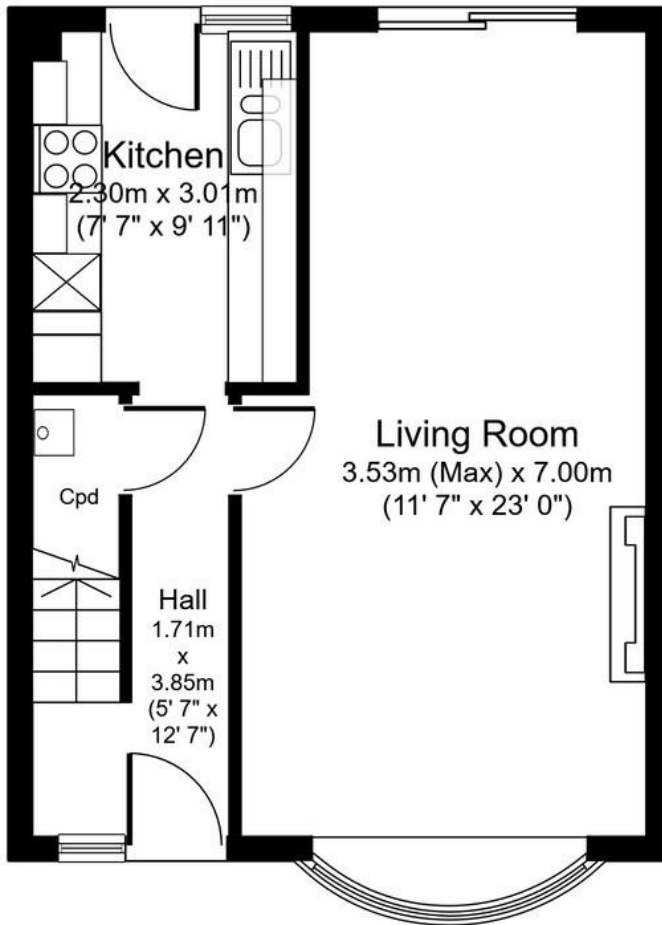
These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or



%epcGraph\_c\_1\_544%







## Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN  
T: 01924 201457 • E: [wakefield@martinco.com](mailto:wakefield@martinco.com)

**01924 201457**

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.