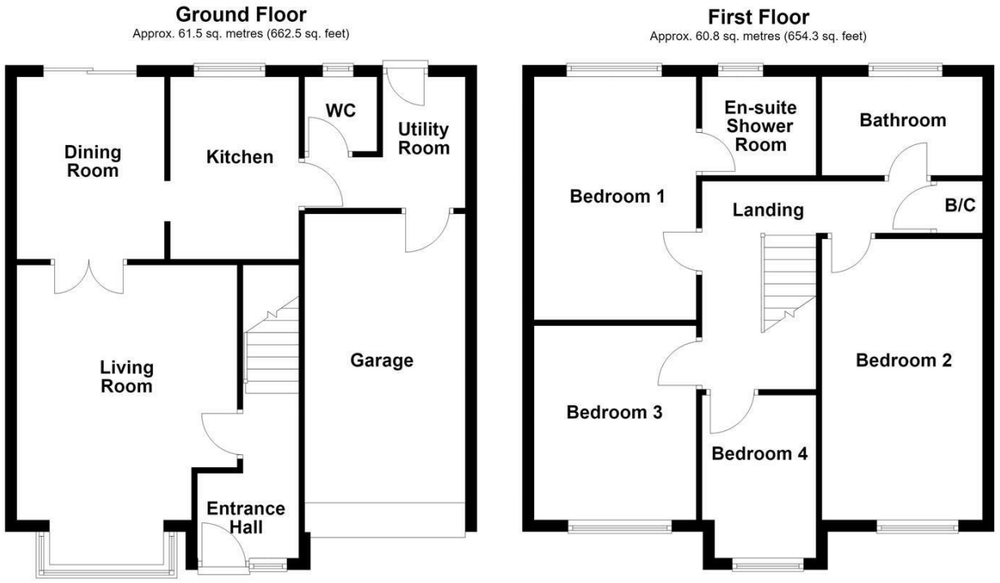


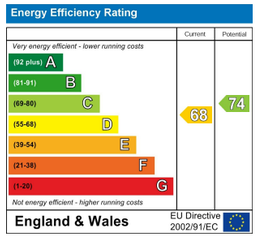
Total area: approx. 122.3 sq. metres (1316.8 sq. feet)

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.

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



35 Woodmoor Rise, Crigglestone, Wakefield, WF4 3NT

For Sale Freehold £315,000

Occupying a pleasant cul-de-sac position is this extended four bedroom detached family home, offering spacious and well presented accommodation throughout.

The accommodation is entered through a welcoming entrance hall, with a staircase leading to the first floor landing and a door opening into the spacious living room. This attractive reception room features a bay window, a marble fireplace and double doors leading into the separate dining room. A feature archway connects the dining room to the adjoining kitchen. A further door leads into the utility area, which wraps around the downstairs W.C. and provides internal access to the integral garage, completing the ground floor accommodation. To the first floor, the landing provides access to four well proportioned bedrooms and a modern three piece house bathroom. Bedroom one also benefits from its own en suite shower room. The property benefits from ample off road parking, provided by a generous resin driveway leading to an integral single garage with an electric roller door, power and lighting. Externally, a resin pathway continues along the right-hand side of the property, passing through a timber gate into the enclosed rear garden. A large paved patio spans the full width of the property, providing an ideal space for outdoor dining and entertaining. Steps lead up to an attractive lawned garden with planted borders to three sides. A substantial timber summer house with double doors and electricity provides a useful additional space. Timber panelled fencing encloses the garden on all three sides.

The property is within walking distance of local amenities and schools, with regular bus routes providing access to Wakefield city centre. The M1 motorway is also within easy reach, making the property well placed for those commuting further afield.

Only a full internal inspection will reveal the size and quality of accommodation on offer, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
A UPVC double glazed front entrance door leads into the entrance hall. The hallway features two frosted UPVC double glazed panel windows overlooking the front aspect, coving and a ceiling rose, laminate flooring and a central heating radiator. A staircase with handrail leads to the first floor landing, while a door provides access to the living room.

LIVING ROOM
14'6" x 12'6" (max) x 10'0" (min) (4.42m x 3.82m (max) x 3.06m (min))
Featuring a walk in rectangular bay window with UPVC double glazed windows overlooking the front aspect. Further features include coving to the ceiling, a dado rail, laminate flooring and an electric fire set on a marble hearth with matching interior and surround. Timber double doors lead into the dining room.

DINING ROOM
10'4" x 8'4" (3.17m x 2.56m)
Featuring coving and a ceiling rose, a dado rail, laminate flooring and a central heating radiator. UPVC double glazed sliding patio doors provide access to the rear garden, while a feature archway leads into the kitchen.



KITCHEN
7'3" x 10'4" (2.21m x 3.17m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. There is space for a freestanding oven and grill with cooker hood above, space for a large freestanding fridge freezer and additional under counter appliance space. A 1 1/2 bowl stainless steel sink and drainer with mixer tap is set into the work surface. Further features include laminate flooring, coving to the ceiling and a UPVC double glazed window overlooking the rear aspect. A door leads into the utility room.



UTILITY ROOM
7'3" x 9'1" (max) x 4'10" (min) (2.23m x 2.78m (max) x 1.48m (min))
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. A stainless steel sink and drainer with mixer tap is set into the work surface, with plumbing and drainage for a washing machine and space for an under-counter appliance. Further features include laminate flooring, a central heating radiator and a UPVC double glazed door leading to the rear garden. A timber door provides internal access to the integral single garage, while a further door leads into the downstairs W.C.

DOWNSTAIRS W.C.
4'2" x 4'1" (1.28m x 1.25m)
Fitted with a low flush W.C. and wash basin with twin taps, set into a vanity unit with storage below. The room also features laminate flooring, a dado rail, central heating radiator and a frosted UPVC double glazed window overlooking the rear aspect.

INTEGRAL SINGLE GARAGE
17'5" x 8'11" (5.32m x 2.72m)
Featuring an electric roller door to the front, together with power and lighting.

FIRST FLOOR LANDING
The landing features coving to the ceiling, loft access and a central heating radiator. Six doors provide access to the four bedrooms, house bathroom and boiler cupboard.

BEDROOM ONE
9'2" x 13'10" (2.80m x 4.22m)
Featuring a UPVC double glazed window overlooking the rear elevation and a central heating radiator. A door provides access to the en suite shower room.





EN SUITE SHOWER ROOM
6'5" x 5'6" (1.97m x 1.70m)
Fitted with a three piece suite comprising a curved corner shower enclosure with double glazed doors and mixer shower, wash basin with twin taps set into a vanity unit and a low flush W.C. Further features include fully tiled walls and flooring, a wall mounted extractor fan, central heating radiator and a frosted UPVC double glazed window overlooking the rear elevation.

BEDROOM TWO
9'1" x 16'2" (2.79m x 4.93m)
Featuring a UPVC double glazed window overlooking the front elevation and a central heating radiator.



BEDROOM THREE
11'3" x 9'1" (3.45m x 2.79m)
Featuring a UPVC double glazed window overlooking the front elevation, enjoying far-reaching views, together with a central heating radiator.



BEDROOM FOUR
6'5" x 9'7" (max) x 7'5" (min) (1.98m x 2.93m (max) x 2.28m (min))
Featuring a UPVC double glazed window overlooking the front elevation and a central heating radiator.

BATHROOM
5'6" x 9'0" (1.70m x 2.75m)
Fitted with a modern three piece suite comprising a panelled bath with folding glazed shower screen, mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush W.C. Further features include fully tiled walls and flooring, coving to the ceiling and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front of the property is a generous resin driveway with block paved edging, providing ample off road parking for several vehicles. A resin pathway leads along the right hand side of the property and through a timber gate into the rear garden. A further resin pathway leads towards the boundary on the opposite side. Three up-and-down lights are positioned to the front of the property. The enclosed rear garden features a large paved patio area, ideal for outdoor dining and entertaining. Steps lead up to an attractive lawned garden with planted borders to three sides. A substantial timber summer house features double entrance doors, single glazed windows to either side, a covered porch and timber decking to the front. The garden is enclosed by timber panelled fencing and further benefits from two sensor-operated outside lights and an additional switched light positioned on the rear of the property.



COUNCIL TAX BAND
The council tax band for this property is D.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.