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31 High Street, Crigglestone, Wakefield, WF4 3EB

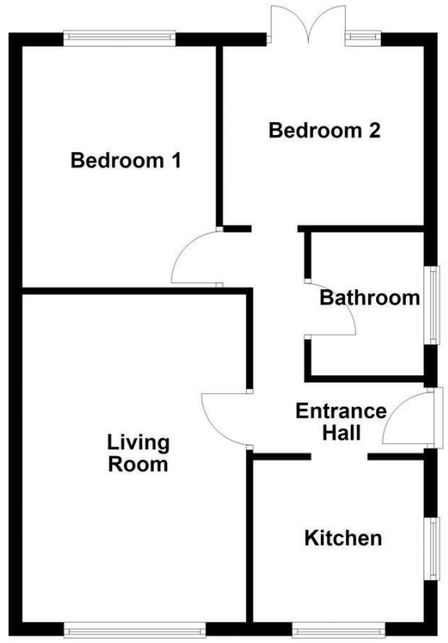
For Sale Freehold £250,000

Situated in the sought after area of Crigglestone is this superbly presented two bedroom semi detached true bungalow, offering well proportioned accommodation throughout together with front and rear gardens, off road parking and a detached garage.

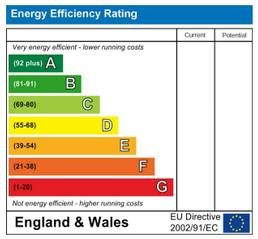
The accommodation briefly comprises an entrance hall with loft access and openings leading to the kitchen and bedroom two, together with doors providing access to the living room, bedroom one and shower room. Bedroom two also provides direct access onto the rear garden. Externally, to the front is a lawned garden with a block paved driveway providing off road parking. Timber gates lead to a further parking area and the single detached garage, which benefits from an up and over door, power and lighting. The rear garden has been landscaped with ease of maintenance in mind and incorporates artificial lawn, pebbled borders and a decked patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and timber fencing, making it particularly suitable for both children and pets.

Crigglestone is well placed for a range of local amenities and schools, with a broader selection of facilities available in Wakefield city centre. Local bus services operate nearby, while Sandal and Agbrigg railway station and Wakefield's two main railway stations provide useful transport links.
The M1 motorway network is also within easy reach for those travelling further afield, while popular local beauty spots including Newmillerdam, Pugneys Country Park and Sandal Castle are also nearby.

Only a full internal inspection will truly reveal everything this lovely home has to offer. An early viewing is highly recommended to avoid disappointment.



Total area: approx. 50.7 sq. metres (545.5 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.



ACCOMMODATION

ENTRANCE HALL
Composite side entrance door with frosted glazed panel leading into the entrance hall. Loft access, central heating radiator and openings providing access to the kitchen and bedroom two. Doors provide access to the living room, shower room and bedroom one.

KITCHEN
8'3" x 7'9" (2.53m x 2.38m)
Two UPVC double glazed windows overlooking the front and side elevations. Fitted with a range of Shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring electric hob with extractor hood above, integrated oven, space and plumbing for a slimline dishwasher and washing machine, together with space for a fridge freezer.



LIVING ROOM
15'10" x 10'11" (4.85m x 3.35m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator. Feature glass fronted electric fire with live flame effect, laminate hearth, surround and mantle.

SHOWER ROOM
6'8" x 5'2" (2.05m x 1.60m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising low flush W.C., wash basin set within vanity storage with mixer tap and panelled bath with mixer tap, mains fed shower attachment and glazed shower screen. Fully tiled walls, chrome ladder style heated towel radiator, extractor fan and spotlights to the ceiling.



BEDROOM ONE
11'10" x 9'4" (3.62m x 2.87m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM TWO
9'10" x 8'8" (3.00m x 2.65m)
UPVC double glazed doors opening onto the rear garden and central heating radiator.



OUTSIDE
To the front is a good sized lawned garden with a block paved driveway providing off road parking. A set of timber gates leads to a further parking area and the single detached garage. To the rear is a relatively low maintenance garden with pebbled borders, artificial lawn and a decked patio area, ideal for outdoor dining and entertaining. There is also access to a timber garden shed. The garden is fully enclosed by a combination of walling and timber fencing, making it suitable for both children and pets.



DETACHED GARAGE
Single detached garage with up and over door, power and lighting.

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.