



**Calder Way, Crigglestone, WF4 3FW**

**£279,995**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom mid terraced townhouse, situated in Crigglestone!



# 29 Calder Way, Crigglestone, WF4 3FW

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Crigglestone. Benefiting from spacious living accommodation set over 3 floors, en-suite shower room and integral garage.

The living accommodation briefly comprises of; kitchen/diner, garage and WC/cloaks on the ground floor. To the first floor, lounge, bedroom and family bathroom. The second floor comprises of 3 bedrooms, one of which with en-suite shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

## FREEHOLD

Council tax band - D  
Service charge - £109pa

## GROUND FLOOR

### **Kitchen/diner 11'9" x 15'7" (3.60m x 4.76m)**

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

### **WC/cloaks**

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### **Lounge 12'1" x 15'7" (3.69m x 4.77m)**

Carpet flooring with Juliet balcony to the rear elevation and curtains

### **Bedroom 9'11" x 8'4" (3.04m x 2.56m)**

Carpet flooring with window to the front elevation and blind

### **Bathroom**

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, radiator and partially tiled decor

## SECOND FLOOR

### **Bedroom 13'6" x 12'11" (4.14m x 3.96m)**

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

### **En-suite**

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor

### **Bedroom 11'11" x 8'4" (3.65m x 2.56m)**

Carpet flooring with window to the rear elevation and blind

### **Bedroom 11'11" x 7'4" (3.65m x 2.24m)**

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

### **EXTERNAL**

Well presented rear garden, benefiting from a South-westerly facing aspect. Large driveway to the front, leading to a single integral garage.





