

WAKEFIELD | OSSETT | HORBURY  
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
 01924 899 870 | 01977 798 844



## 1 Fishponds Drive, Crigglestone, Wakefield, WF4 3PA

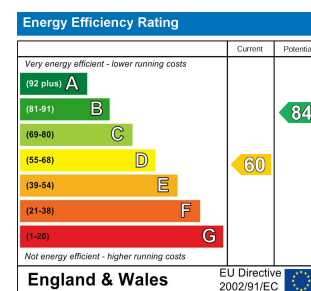
### For Sale Freehold £269,950

A fantastic opportunity to purchase this four bedroom semi detached dormer bungalow, occupying a generous corner plot and benefitting from ample off road parking, a detached single garage and gardens to three sides.

The accommodation is well proportioned throughout and briefly comprises a spacious entrance hall with useful understairs storage, two reception rooms and a modern fitted kitchen breakfast room with central island and seating area, along with a separate utility room. The ground floor is further complemented by a bathroom. To the first floor, there are four good sized bedrooms served by a shower room. Externally, the front of the property features an attractive lawned garden with a blossom tree and a tarmac driveway providing off road parking for several vehicles, along with additional parking to the side of the detached garage. The gardens wrap around the property and include mature planted borders. The enclosed rear garden incorporates a paved patio area ideal for outdoor dining and entertaining, overlooking a well maintained lawn with mature shrubs. The garden is fully enclosed by timber fencing and benefits from external lighting and hot and cold water connections.

The property is conveniently located close to local amenities and well regarded schools, with regular bus routes to and from Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for those commuting further afield.

A spacious and versatile home offering excellent potential for a range of buyers. Early viewing is highly recommended.



**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.

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 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.

**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



#### KITCHEN/BREAKFAST ROOM

14'9" x 8'7" [4.52m x 2.64m]

Fitted with a range of wall and base units with laminate work surfaces and upstands, 1.5 stainless steel sink and drainer with swan neck mixer tap, breakfast bar seating for four, integrated twin oven and grill with four ring gas hob, glass splashback and cooker hood. Integrated fridge and freezer. UPVC double glazed window to the rear, inset spotlights, downlights to cupboards, vertical radiator and laminate flooring. Open archway leading into the utility room.

#### UTILITY ROOM

5'3" x 8'7" [1.61m x 2.64m]

Fitted base units with laminate work surface and upstands, plumbing for a dishwasher and space for under counter appliances. Triple aspect with UPVC double glazed windows to three sides, laminate flooring, composite door to the front driveway and inset spotlights.



#### BEDROOM THREE

9'7" x 8'0" [2.93m x 2.44m]

UPVC double glazed window to the rear, central heating radiator and access to eaves storage.

#### BEDROOM FOUR

7'4" x 8'8" [2.24m x 2.66m]

UPVC double glazed window to the front, central heating radiator and access to eaves storage.

#### SHOWER ROOM/W.C.

5'8" x 4'11" [1.74m x 1.52m]

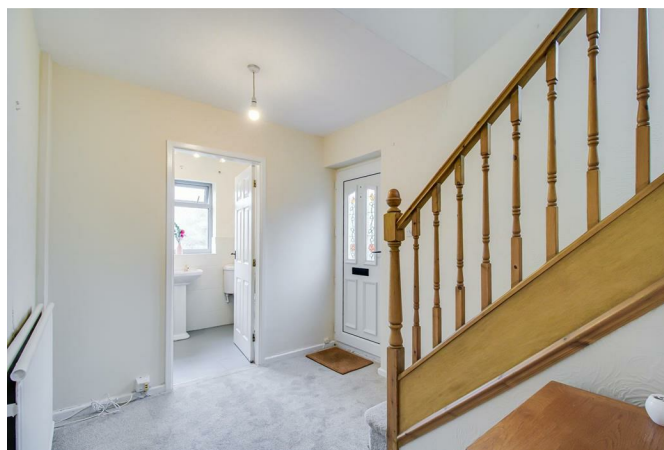
Three piece suite comprising large shower cubicle with glass sliding doors and electric shower, wash basin with mixer tap set within vanity unit and low flush W.C. Fully panelled walls, central heating radiator, inset spotlights, extractor fan and frosted UPVC double glazed window to the side. Built-in storage cupboards.



#### ACCOMMODATION

##### ENTRANCE HALL

Entrance door leading into the entrance hall with central heating radiator, staircase to the first floor landing and doors leading to the bathroom, living room, understairs storage cupboard, kitchen breakfast room and sitting/dining room.



##### LIVING ROOM

10'7" x 14'9" [3.23m x 4.51m]

Coving to the ceiling, bowed UPVC double glazed window to the front, central heating radiator, laminate flooring and living flame gas fire with marble hearth and wooden surround. Double timber doors leading through to the sitting/dining room.



##### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors leading to four bedrooms and the shower room.

##### BEDROOM ONE

9'7" x 11'6" [2.94m x 3.52m]

UPVC double glazed window to the front and central heating radiator.



##### BEDROOM TWO

9'6" x 8'7" [2.92m x 2.63m]

UPVC double glazed window to the side and central heating radiator.



##### BATHROOM/W.C.

5'4" x 7'6" [1.65m x 2.31m]

Panelled bath with two taps, pedestal wash basin with two taps and low flush W.C. Half tiled walls, fully tiled floor, central heating radiator and frosted UPVC double glazed window to the front.



##### SITTING/DINING ROOM

21'4" x 9'8" [6.52m x 2.95m]

Living flame gas fire with marble hearth and wooden surround, coving to the ceiling, two central heating radiators and UPVC double glazed sliding patio doors leading out to the rear garden.



##### OUTSIDE

To the front, there is an attractive lawned garden with a feature blossom tree and a tarmac driveway providing off road parking for up to three vehicles, leading to a single detached garage with up and over door and frosted window to the side. Additional paved parking space and further lawned garden area with mature planting. To the rear, there is a pleasant enclosed garden with paved seating areas, raised patio from the sitting room, lawn with planted borders, timber shed and fenced boundaries. External lighting and hot and cold water connections are also provided.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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.