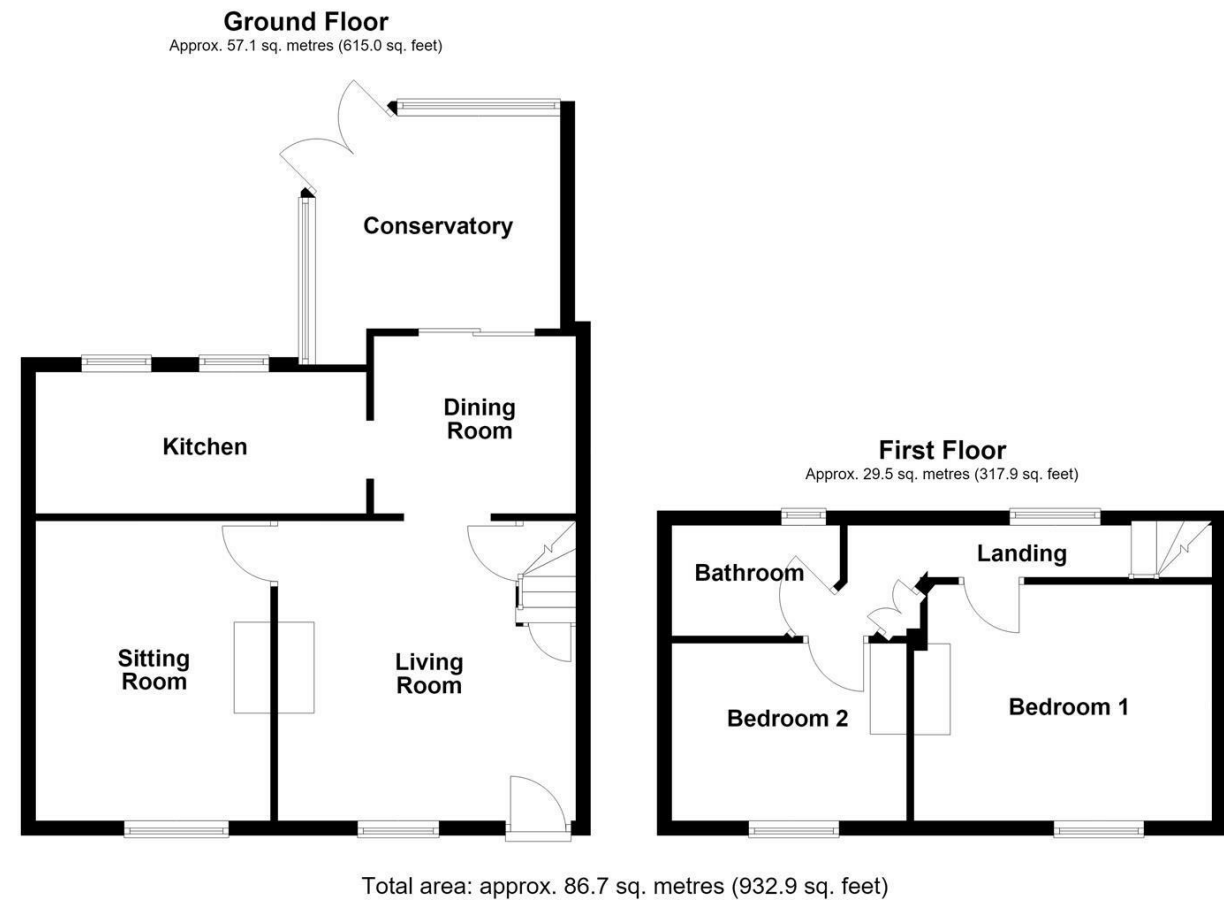


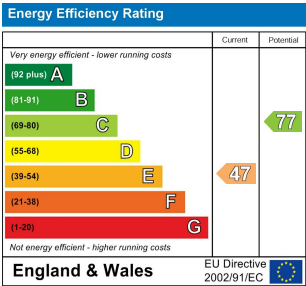


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



140 High Street, Crigglestone, Wakefield, WF4 3EF

For Sale Freehold £199,950

Set back from the main High Street in the popular village of Crigglestone is this deceptively spacious two bedroom cottage. Offering well proportioned accommodation throughout, the property benefits from two generous bedrooms, versatile reception space, a rear conservatory, three separate garden areas and off road parking.

The accommodation briefly comprises a welcoming living room with access to the staircase, useful understairs storage and a separate sitting room. The sitting room leads through to the dining room, which in turn provides access to the kitchen and conservatory. The conservatory enjoys direct access to the rear garden. To the first floor, the landing provides access to two well proportioned bedrooms and the family bathroom, together with loft access. Externally, the property enjoys a low maintenance paved front garden incorporating decorative gravel and established planting, with a pathway leading to the entrance door. The garden is enclosed by walling and timber fencing with a pedestrian gate. To the rear is a further enclosed, low maintenance garden with paved seating areas, planted features and a useful brick built outbuilding providing additional storage. A separate gravelled patio area is positioned behind the garage, whilst the garage itself provides secure off road parking and is approached by a paved driveway with space for one vehicle.

Crigglestone is a popular residential location, ideally suited to first time buyers, professional couples and small families, with a range of local shops (with Tesco Extra only minutes away), schools and everyday amenities close by. Wakefield city centre is only a short distance away and provides a wider selection of facilities, together with two railway stations offering connections to Leeds, Manchester and London. The M1 motorway network is also within easy reach, making the property particularly attractive to commuters. Nearby beauty spots include Sandal Castle, Pugneys Country Park and Newmillerdam.

Requiring a degree of modernisation, the property offers excellent potential for prospective purchasers to update and personalise to their own tastes. An early viewing is highly recommended to fully appreciate the character, space and potential this unique cottage has to offer.



ACCOMMODATION

LIVING ROOM
13'5" x 13'5" [4.10m x 4.10m]

A timber framed front entrance door with frosted glass panels leads into the living room. The room features two timber framed double glazed windows overlooking the front elevation, a central heating radiator, a gas fireplace, ceiling spotlights and exposed ceiling beams. A staircase rises to the first floor landing, with useful understairs storage. Openings provide access to the dining room and sitting room.

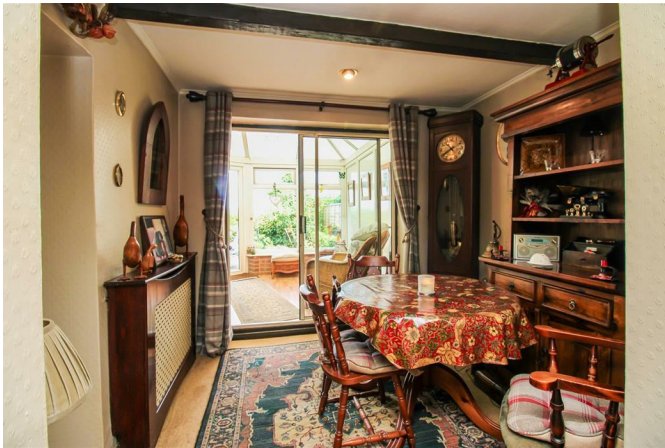
SITTING ROOM
13'5" x 10'7" [4.10m x 3.23m]

A timber framed double glazed window overlooking the front elevation, a central heating radiator, exposed ceiling beams and ceiling spotlights. There is also a decorative fireplace with a stone hearth, tiled surround and timber mantel.



DINING ROOM
9'1" x 7'11" [2.77m x 2.43m]

A central heating radiator, coving to the ceiling, exposed ceiling beams and ceiling spotlights. Sliding doors lead into the conservatory, while an opening provides access to the kitchen.



KITCHEN
13'2" x 6'6" [4.03m x 2.00m]

Fitted with a range of wall and base units with laminate work surfaces over, incorporating a 1.5 composite sink and drainer with mixer tap. There are tiled splashbacks, space and plumbing for an electric cooker with an extractor hood above, space and plumbing for a washing machine and space for a fridge freezer. Two UPVC double glazed windows overlook the rear elevation, and there is a central heating radiator.



CONSERVATORY

9'6" x 10'0" [2.92m x 3.07m]

UPVC double glazed windows, with a set of UPVC double-glazed French doors providing access to the rear garden.

FIRST FLOOR LANDING

Fitted storage, a UPVC double glazed window overlooking the rear elevation and a central heating radiator. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE

10'6" x 13'3" [3.22m x 4.05m]

A timber framed double glazed window overlooking the front elevation, a central heating radiator, loft access and a range of fitted wardrobes and storage units.



BEDROOM TWO

8'0" x 11'1" [2.45m x 3.38m]

A timber framed double-glazed window overlooking the front elevation, a central heating radiator, loft access and a range of fitted wardrobes, storage units and a vanity unit.



BATHROOM/W.C.

5'6" x 7'7" [1.70m x 2.33m]

Fitted with a three piece suite comprising a low-flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. The room also features partially tiled walls, coving to the ceiling, a central heating radiator and a frosted UPVC double-glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property is an attractive garden incorporating paved areas and planted borders containing mature trees, shrubs and flowers. The garden is enclosed by hedging, walls and dry stone walling, with a timber gate providing access. The rear garden is designed for low maintenance and features a paved courtyard style patio area, ideal for outdoor dining and entertaining. A range of mature trees, shrubs and flowers provide further interest, while a brick built outbuilding offers useful garden storage. The garden is fully enclosed by walls and dry stone walling, making it suitable for both children and pets. Separate from the main garden is a single garage with timber double doors. To the rear of the garage is a pebbled patio area, positioned towards the rear garden of the property.



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.