



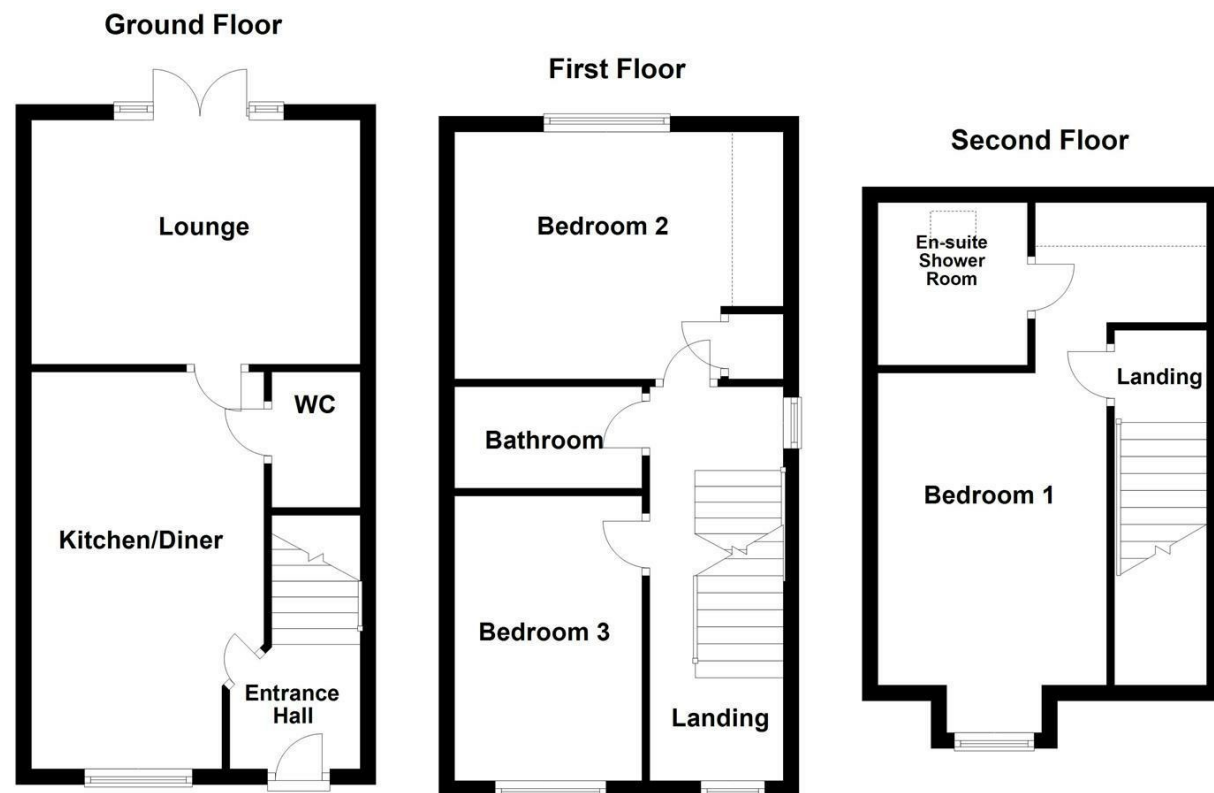
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## 23 Micklewait Avenue, Crigglestone, Wakefield, WF4 3FX

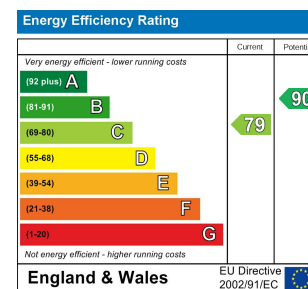
For Sale Freehold £270,000

Situated on a modern development is this three bedroom semi detached home with spacious accommodation spanning over three floors benefitting from double driveway for off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, modern fitted kitchen/diner, downstairs w.c. and living room. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to the second floor landing providing access to bedroom one with en suite facilities. Outside to the front is an artificial lawn, slate area and paved steps up to the front door. To the rear is a low maintenance enclosed garden and beyond is a double driveway providing off road parking.

Situated within two miles to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

A fantastic home for the working couple or family looking to gain access onto the property market and an early viewing comes 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.

### 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.

### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the kitchen/diner.

##### KITCHEN/DINER

17'2" x 10'5" (max) x 8'6" (min) [5.25m x 3.19m (max) x 2.6m (min)]  
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring Zanussi gas hob with splash back and extractor hood above. Integrated oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine. The Ideal boiler is housed in here. Small understairs storage snug, central heating radiator and UPVC double glazed window to the front. Doors to the living room and downstairs w.c.

##### W.C.

3'0" x 5'3" [0.93m x 1.61m]  
Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

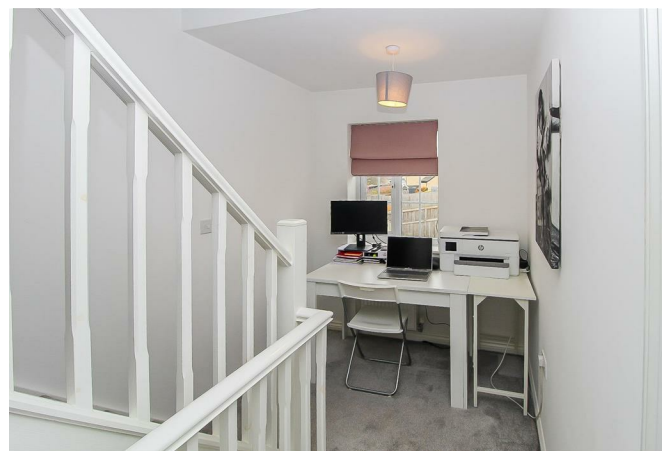
##### LIVING ROOM

13'10" x 11'3" [4.23m x 3.45m]  
Set of UPVC double glazed French doors to the rear garden and central heating radiator.



##### FIRST FLOOR LANDING

UPVC double glazed windows to the front and side, central heating radiator, stairs to the second floor landing and doors to two bedrooms and the house bathroom.



##### BEDROOM TWO

13'11" x 11'3" (max) x 8'2" (min) [4.25m x 3.45m (max) x 2.5m (min)]  
UPVC double glazed window to the rear, storage cupboard, central heating radiator and set of fitted wardrobes with sliding mirror doors.



##### BEDROOM THREE

7'1" x 10'9" [2.18m x 3.29m]  
UPVC double glazed window to the front and central heating radiator.



##### BATHROOM/W.C.

6'1" x 7'1" [1.87m x 2.18m]  
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap. Extractor fan and central heating radiator.



##### SECOND FLOOR LANDING

Door to bedroom one.

##### BEDROOM ONE

21'1" x 10'4" (max) x 4'3" (min) [6.45m x 3.16m (max) x 1.3m (min)]  
UPVC double glazed window to the front, central heating radiator, set of fitted wardrobes with sliding mirror doors and door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

4'9" x 8'8" [1.47m x 2.65m]  
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and double shower cubicle with electric shower and glass shower screen. Velux skylight, central heating radiator and extractor fan.



##### OUTSIDE

To the front is an artificial lawn with slate area and paved steps leading to the front door. To the rear is a low maintenance lawned garden with decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Beyond the rear garden is a tarmacadam double driveway providing off road parking.



##### 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.