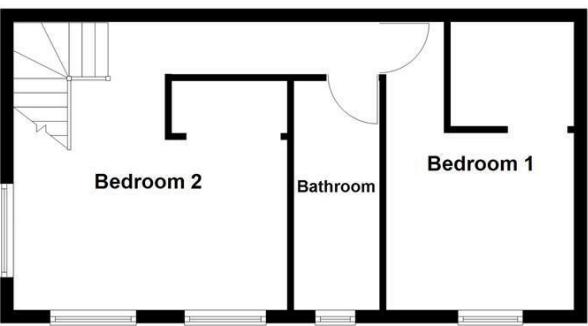


First Floor



#### 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

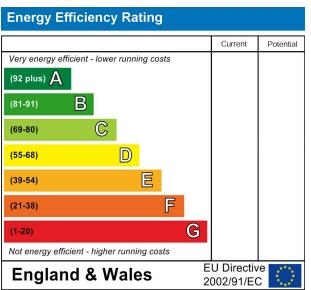
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*.

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.



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01977 798 844



## 118 Cliff Road, Crigglestone, Wakefield, WF4 3EJ

For Sale Freehold £199,000

Proudly introduced to the market is this charming two bedroom detached home, situated in the highly regarded Crigglestone area. Oozing character throughout, the property offers spacious accommodation with two double bedrooms and a modern three piece house bathroom. Loft access is also available from this level. To the side there is a part patio garden area and being fully enclosed and southwest facing.

The accommodation briefly comprises a welcoming entrance porch leading into the stylish kitchen/diner, fitted with integrated appliances and benefitting from useful understairs storage. A well proportioned living room with a feature triple glazed UPVC patio door opens out to the front elevation, while to the rear, a UPVC conservatory provides additional living space and completes the ground floor. To the first floor, the landing gives access to two double bedrooms, both with storage, and a modern three piece house bathroom. Loft access is also available from this level. To the side there is a part patio garden area and being fully enclosed and southwest facing.

Externally, the property enjoys beautiful countryside surroundings whilst being conveniently located close to local shops, amenities, and a selection of schools. Excellent transport links are on hand, with the M1 motorway just a short drive away, making it perfect for commuters.

Only by viewing can one fully appreciate the character, charm, and potential this delightful home has to offer.

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## ACCOMMODATION

### KITCHEN/DINER

10'10" x 14'8" [3.31m x 4.49m]

UPVC triple glazed front entrance door. A range of wall and base units, integrated ceramic sink with mixer tap and drainer, integrated fridge/freezer, three ring induction hob, integrated dishwasher and integrated washing machine. There is also an understairs storage cupboard housing electrics and the electric meter. Staircase to the first floor landing and a UPVC door leads into the conservatory.

### LIVING ROOM

14'10" x 13'4" [4.54m x 4.07m]

Central heating radiator, UPVC triple glazed windows and door to the front elevation.



### CONSERVATORY

6'3" x 6'9" [1.91m x 2.07m]

Surrounded by UPVC double glazing, LVT flooring, a UPVC door leading to the side elevation gardens.



### FIRST FLOOR LANDING

A triple glazed UPVC window to the side elevation, central heating radiator and access to two bedrooms and the house bathroom.

### BEDROOM ONE

14'7" x 8'5" [4.45m x 2.59m]

Central heating radiator, UPVC double glazed window to the front elevation, storage cupboard and loft access.



### BEDROOM TWO

13'10" x 12'9" [4.23m x 3.91m]

Central heating radiator and two UPVC double glazed windows to the front elevation, along with an additional UPVC window to the side elevation, loft access.



### BATHROOM/W.C.

4'6" x 12'0" [1.38m x 3.66m]

Three piece suite comprising wall mounted hand wash basin, panelled bath with shower attachment. Spotlights to the ceiling, frosted UPVC double glazed window to the front elevation, fully tiled from floor to ceiling and fitted with LVT flooring and chrome radiator.



## OUTSIDE

Upon entrance to the property there is a stairway leading up to a UPVC door. Through a timber gate to the side elevation onto the part patio garden area and being fully enclosed and southwest facing.



## 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.