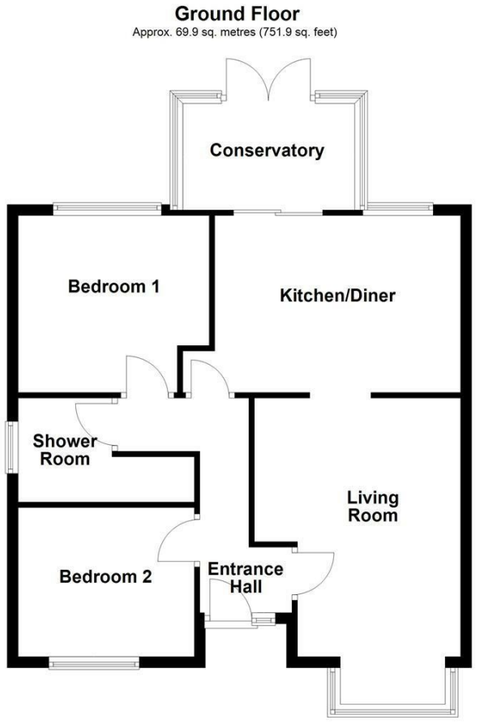


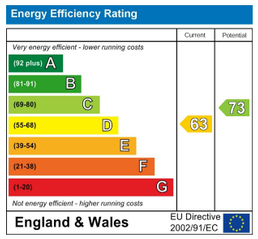
Total area: approx. 69.9 sq. metres (751.9 sq. feet)

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.

Richard Kendall Estate Agent

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

21 Woodmoor Rise, Crigglestone, Wakefield, WF4 3NT

For Sale Freehold £255,000

A fantastic opportunity to purchase this superbly presented two bedroom detached true bungalow, finished to an exceptionally high standard throughout and offering attractive gardens, ample driveway parking and a garage.

The accommodation includes a welcoming entrance hall, stylish kitchen diner fitted with a range of integrated appliances, a conservatory enjoying views over the rear garden, and a spacious living room with feature fireplace. There are two well proportioned bedrooms and a modern shower room, all presented to a high standard. Externally, the property benefits from a block paved driveway providing off road parking, leading to a single detached garage. The enclosed rear garden is beautifully landscaped, incorporating a paved patio area ideal for outdoor dining, alongside an attractive lawned section.

The property is ideally positioned for easy access to a range of local amenities, including shops and several schools within walking distance, the property also enjoys excellent transport links via regular bus routes to Wakefield city centre. Junction 39 of the M1 motorway is just a short drive away, making it a convenient choice for commuters.

This is a quality home ready to move into and would suit a range of buyers. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Timber front entrance door with two frosted side windows, laminate flooring, central heating radiator, loft access and doors leading to two bedrooms, living room, shower room and kitchen diner.

LIVING ROOM
15'5" x 12'5" (4.71m x 3.79m)
UPVC double glazed box bay window to the front elevation, central heating radiator, coving to the ceiling and wall mounted electric fire.

KITCHEN/DINER
10'5" x 14'7" (3.20m x 4.46m)
Fitted with a range of matt wall and base units with laminate work surfaces and upstands, black sink and drainer with swan neck mixer tap and instant hot tap, integrated oven and grill, ceramic hob, integrated fridge and freezer, wine cooler and plumbing for washing machine, integrated dishwasher with laminate flooring, spotlights to the ceiling and sliding doors leading to the conservatory.

CONSERVATORY
10'2" x 6'4" (3.11m x 1.94m)
UPVC double glazed windows to three sides and French doors to the rear garden, with laminate flooring, power and lighting.

BEDROOM ONE
10'6" x 11'4" (3.21m x 3.47m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM TWO
10'4" x 8'10" (3.17m x 2.71m)
UPVC double glazed window to the front elevation and central heating radiator.

SHOWER ROOM/W.C.
5'7" x 10'1" (1.71m x 3.09m)
Fitted with a three piece suite comprising walk in shower cubicle with rain shower head and attachment, low flush W.C., pedestal wash basin with mixer tap and tiled splashback, fully tiled walls and floor, chrome ladder style radiator, spotlights to the ceiling and frosted UPVC double glazed window to the side.

OUTSIDE
To the front, an attractive lawned garden with planted borders, concrete pathway and block paved driveway providing ample off road parking leading to a detached garage. To the rear, an enclosed garden with paved patio, lawn, planted borders and timber fencing, with additional space for further landscaping, water point and access pathway.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.