

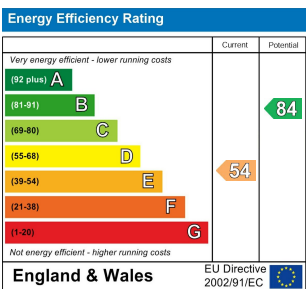


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Painthorpe Terrace, Crigglestone, Wakefield, WF4 3HH

For Sale Freehold £180,000

Introducing to the market is this four bedroom terrace property with spacious living accommodation over three floors benefitting from off road parking and a low maintenance rear garden overlooking far reaching field views.

The property briefly comprises of the kitchen with walk-in pantry/cupboard and a cosy living room, ideal for relaxation with stairs to the first floor landing which provides access to the bathroom and two double bedrooms. A further set of stairs leads to the second floor which leads to two further double bedrooms. Outside to the front is an off road parking space for one vehicle. To the rear is an enclosed flagged garden with pleasant far reaching field views.

Ideally located, the property is within close proximity to local amenities, including shops and well regarded schools. It is well served by main bus routes to and from Wakefield city centre and enjoys easy access to Junction 39 of the M1 motorway, making it perfect for those commuting further afield.

Ideal for the couple, family or investor, only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

KITCHEN

12'11" x 13'10" [3.94m x 4.22m]

UPVC front entrance door. Range of high gloss wall and base units with laminate work surface over incorporating stainless steel sink and drainer, space for a cooker with extractor fan over, space and plumbing for a washing machine, dryer and dishwasher. UPVC double glazed window to the front elevation. Doors to walk-in pantry/cupboard and living room.

LIVING ROOM

11'10" x 10'7" [3.62m x 3.24m]

Engineered oak wood flooring, electric fireplace with feature surround, central heating radiator, UPVC double glazed French doors and windows to the rear elevation. Stairs to the first floor landing.



FIRST FLOOR LANDING

Central heating radiator, a further staircase to the second floor landing, UPVC double glazed window to the rear elevation, doors to two bedrooms and bathroom.

BATHROOM/W.C.

8'3" x 4'5" [2.53m x 1.37m]

Ceramic low flush w.c., wash hand basin with mixer tap and panelled bath with overhead shower. UPVC double glazed frosted window to the rear elevation, chrome ladder style radiator and spotlights.



BEDROOM ONE

12'9" x 8'6" [3.89m x 2.60m]

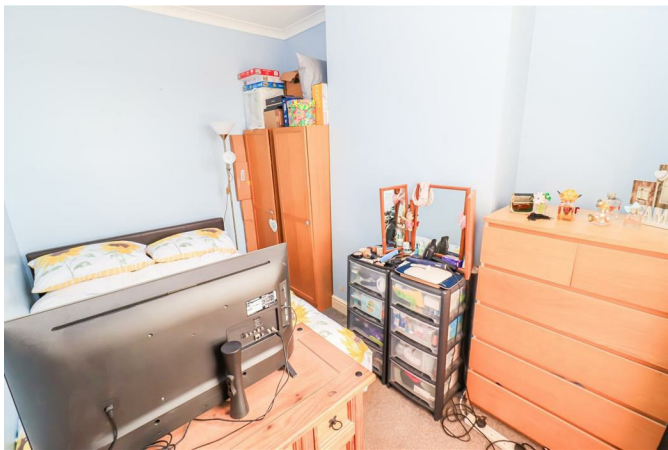
Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO

7'9" x 11'10" [2.37m x 3.63m]

Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear elevation with pleasant field views.



SECOND FLOOR LANDING

Doors to two further bedrooms.

BEDROOM THREE

12'7" x 13'10" [3.84m x 4.23m]

Central heating radiator and velux window to the front elevation.



BEDROOM FOUR

11'6" x 11'1" [3.52m x 3.38m]

Central heating radiator, velux window, over stairs storage and UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property is off road for one vehicle with a timber shed. To the rear is a low maintenance flagged garden with a further timber shed, enclosed by timber fencing with pleasant field views beyond.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"What I love most about the house is the lovely views and the amount of space we have."

COUNCIL TAX BAND

The council tax band for this property is A.

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.