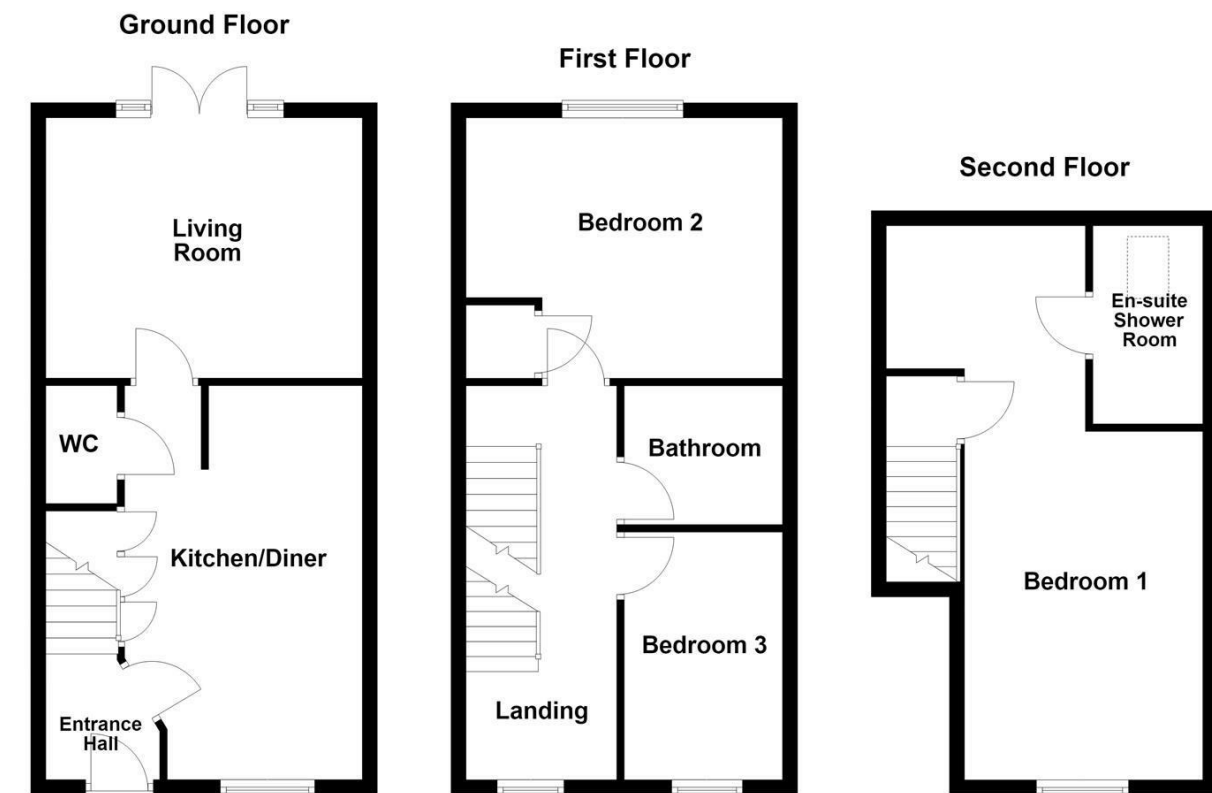




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



18 Calder Way, Crigglestone, Wakefield, WF4 3FW

For Sale Freehold £265,000

Situated on a sought after modern development in the Crigglestone area of Wakefield is this superbly presented three bedroom mid townhouse. Arranged over three floors, the property offers generous reception space, ample off road parking and an attractive enclosed rear garden. The property would make an ideal home for a couple, growing family or professional buyer.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the kitchen diner. An inner hallway provides access to the downstairs W.C. and the living room, which is positioned to the rear of the property. To the first floor, the landing provides access to bedrooms two and three, the house bathroom and a staircase leading to the second floor. Bedroom two also benefits from a useful storage cupboard. The second floor is dedicated to the principal bedroom, which features fitted wardrobes, loft access and en suite shower facilities. Outside, the front garden has been designed for low maintenance with pebbled and planted areas. A tarmac driveway provides off road parking for up to three vehicles, with walling, wrought iron fencing and timber fencing forming the boundaries. The enclosed rear garden is mainly laid to lawn with pebbled and paved patio areas, ideal for outdoor dining and entertaining. Mature shrubs and flowers provide further interest, while there is space for a garden shed or greenhouse. The garden is fully enclosed by timber fencing, making it suitable for children and pets.

Durkar and Crigglestone offer a range of local amenities, including shops, schools, public houses and regular bus services. Further facilities can be found in Wakefield city centre. Sandal and Agbrigg train station is also within easy reach, while Wakefield city centre provides two railway stations with links to Leeds, Manchester and London. The M1 motorway is only a short drive away, making the property well placed for those commuting further afield. Nearby recreational attractions include Newmillerdam Country Park, Sandal Castle and Pugneys Country Park.

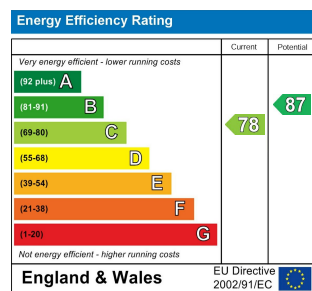
Only a full internal inspection will reveal everything this fantastic home has to offer and an early viewing is highly recommended to avoid disappointment.

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.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into the entrance hall, with a central heating radiator, staircase providing access to the first floor landing and a door leading through to the kitchen diner.

KITCHEN DINER

172" x 105" [max] x 33" [min] [5.25m x 3.20m [max] x 1.0m [min]]
Featuring a UPVC double glazed window to the front, central heating radiator, fitted understairs storage and doors leading to the living room and downstairs W.C. The kitchen is fitted with a range of modern gloss-fronted wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. There is a four-ring gas hob with partial stainless steel splashback and stainless steel extractor hood above, integrated oven, integrated washing machine, integrated dishwasher and a larder cupboard which has the potential to be returned to a fridge freezer if required.

DOWNSTAIRS W.C.

31" x 51" [0.95m x 1.56m]
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. There is also a central heating radiator and extractor fan.

LIVING ROOM

115" x 131" [3.50m x 4.25m]
Featuring UPVC double glazed French doors leading out to the rear garden and a central heating radiator.



FIRST FLOOR LANDING

172" x 66" [max] x 30" [min] [5.25m x 2.0m [max] x 0.93m [min]]
Featuring a UPVC double glazed window to the front, central heating radiator and staircase providing access to the second floor landing. Doors lead to bedrooms two and three and the house bathroom.

BEDROOM TWO

114" x 131" [max] x 1010" [min] [3.47m x 4.25m [max] x 3.32m [min]]
Featuring a UPVC double glazed window overlooking the rear garden, central heating radiator and access to a useful storage cupboard.



BEDROOM THREE

71" x 109" [2.17m x 3.30m]
Featuring a UPVC double glazed window to the front and a central heating radiator.



BATHROOM

71" x 62" [max] x 56" [min] [2.17m x 1.90m [max] x 1.70m [min]]
Fitted with a three piece suite comprising a low flush W.C., wash basin with mixer tap and panelled bath with mixer tap. The room also features partial wall tiling, a central heating radiator and extractor fan.



SECOND FLOOR LANDING

A door leads through to the principal bedroom.

BEDROOM ONE

209" x 107" [max] x 43" [min] [6.35m x 3.23m [max] x 1.30m [min]]
Featuring a UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes and storage units. A door provides access to the en suite shower room.



EN SUITE SHOWER ROOM

88" x 410" [2.65m x 1.48m]
Featuring a Velux-style skylight, chrome ladder style central heating radiator and a suite comprising a low flush W.C., wash basin with mixer tap and shower cubicle with electric shower and glass screen. The room also benefits from an extractor fan and partial wet wall panelling.



OUTSIDE

To the front, the property has a paved pathway and pebbled beds with planted features. A tarmac driveway provides off road parking for up to three vehicles, with walling, wrought iron fencing and timber fencing forming the boundaries. The rear garden is mainly laid to lawn and incorporates pebbled and paved patio areas, ideal for outdoor dining and entertaining. There are mature shrubs and flowers throughout, together with a greenhouse and garden shed. The garden is fully enclosed by timber fencing, making it suitable for children and pets.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.