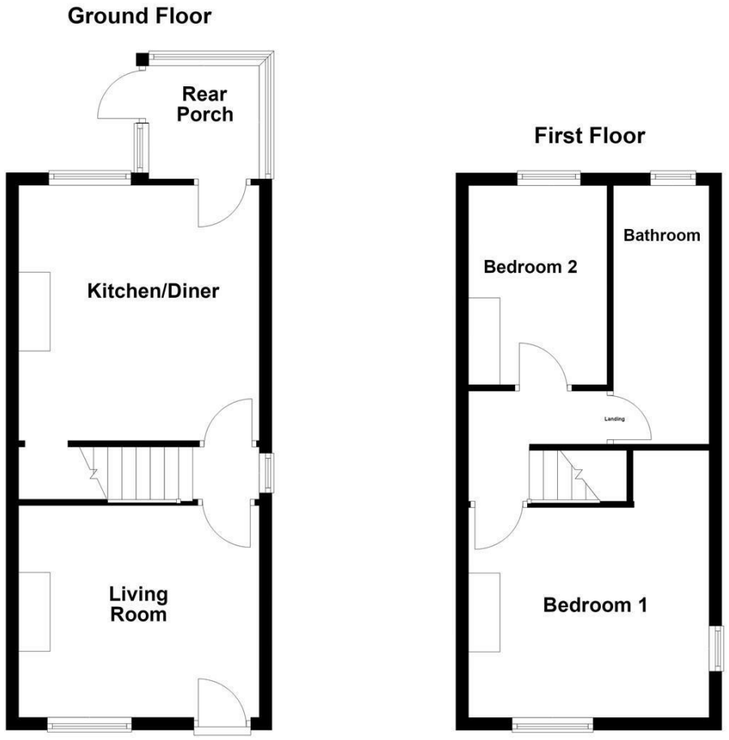
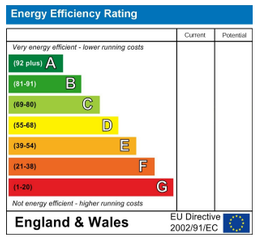


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



92 High Street, Crigglestone, Wakefield, WF4 3EE

For Sale Freehold £185,000

Situated within the popular residential area of Crigglestone is this beautifully presented two bedroom semi detached home, offering stylish and well proportioned accommodation throughout. Ready to move into and available with no onward chain, the property benefits from a modern fitted kitchen, two good sized bedrooms, driveway parking for two vehicles and an attractive enclosed rear garden, making it an ideal choice for first time buyers, professional couples or those looking to downsize.

The accommodation is arranged over two floors and briefly comprises a bright and welcoming living room, providing a comfortable space for everyday relaxation. A spacious modern fitted kitchen offers ample storage and preparation space, while a useful rear porch provides additional practicality and access to the garden. To the first floor, the landing leads to two well proportioned bedrooms and a family bathroom, completing the accommodation. Externally, the property benefits from off road parking for two vehicles. There is a generously sized, low maintenance garden, offering an excellent space for outdoor dining, entertaining or simply relaxing.

Conveniently positioned within Crigglestone, the property enjoys easy access to a range of local amenities, including shops, schools and transport links. Wakefield city centre is within easy reach, while excellent access to the surrounding motorway network makes this an ideal location for those commuting further afield.

Offering an appealing combination of modern interiors, practical accommodation and a convenient location, this delightful home presents a fantastic opportunity for buyers seeking a property ready to move straight into. With the added advantage of no onward chain, an early internal viewing is highly recommended to fully appreciate all that this home has to offer.



ACCOMMODATION

LIVING ROOM
12'11" x 11'0" (3.94m x 3.37m)
UPVC double glazed front entrance door leading into a light and airy lounge. UPVC double glazed window overlooking the front elevation. Central heating radiator, carpeted flooring and useful built-in storage cupboard. Door leading through into the inner hallway.

INNER HALLWAY
Staircase providing access to the first floor landing. Central heating radiator and frosted UPVC double glazed window overlooking the side elevation. Door leading through into the kitchen diner.

KITCHEN DINER
12'10" x 11'11" (3.93m x 3.65m)
Fitted with a modern range of wall and base units with complementary wood effect work surfaces over. Stainless steel sink and drainer with chrome swan neck mixer tap. Integrated electric oven with four ring gas hob and extractor hood above. Space and plumbing for an automatic washing machine. Cupboard housing the combination boiler. Laura Ashley tiled splashbacks and useful breakfast bar providing seating. Timber glazed door leading through into the rear porch. UPVC double glazed window overlooking the rear elevation. Central heating radiator, terracotta tiled flooring, inset spotlights and decorative coving to the ceiling.



REAR PORCH
5'2" x 5'0" (1.60m x 1.54m)
UPVC double glazed windows overlooking the rear and side elevations. UPVC double glazed door providing access to the rear garden.



FIRST FLOOR LANDING
Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
12'10" x 11'0" (3.93m x 3.37m)
UPVC double glazed windows overlooking the front and side elevations. Central heating radiator, carpeted flooring and inset spotlights to the ceiling. Useful built-in storage.





BEDROOM TWO
8'6" x 7'11" (2.61m x 2.43m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, carpeted flooring and inset spotlights to the ceiling.



BATHROOM
11'10" x 4'7" (3.61m x 1.41m)
Fitted with a contemporary suite comprising low flush W.C., vanity wash basin with chrome mixer tap and extra width walk-in shower enclosure with glazed screen and dual head mains shower. Tiled flooring and tiled walls. Inset spotlights to the ceiling. Frosted UPVC double glazed window overlooking the rear elevation. Central heating radiator with heated towel rail above.



OUTSIDE
The property benefits from off street parking for two vehicles. There is aa low maintenance paved garden which could also provide additional parking if required. There are raised planted beds and fenced boundaries.



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.