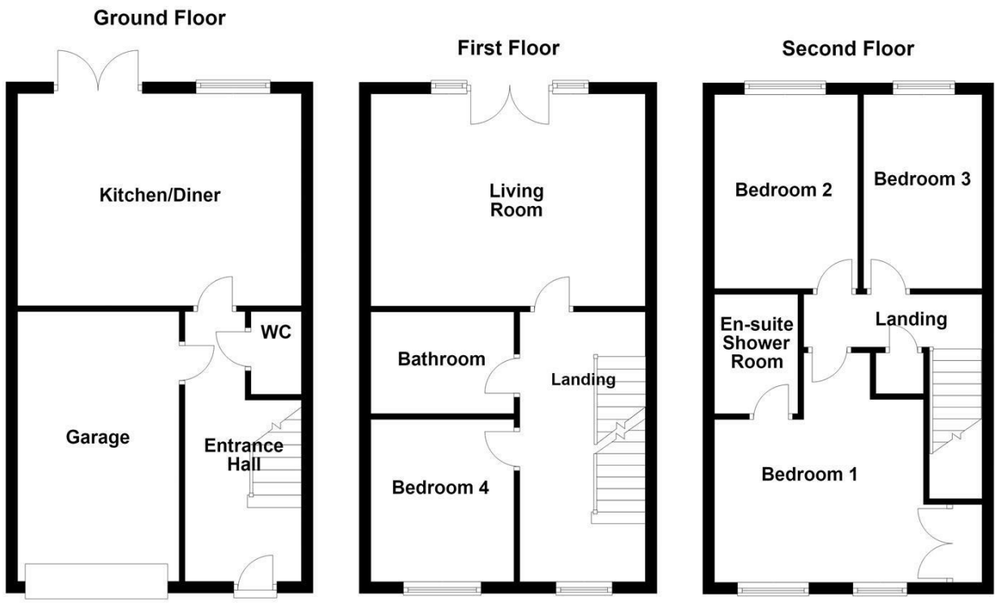
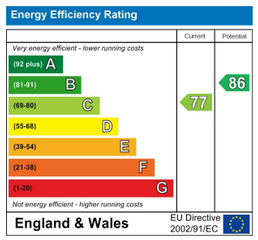


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
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HORBURY 01924 260 022
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16 Pugneys Avenue, Crigglestone, Wakefield, WF4 3FT

For Sale Freehold £300,000

Presented to a high standard is this superbly presented four bedroom three storey townhouse which offers versatile living accommodation benefitting from driveway parking for two vehicles, integral garage and an attractive enclosed rear garden. This property would make a fantastic, ready to move into home for families and young professionals alike.

The accommodation is set over three floors and to the ground floor comprises of a welcoming entrance hall, spacious kitchen/diner, downstairs w.c. and integral garage. To the first floor is a good sized lounge with a Juliet balcony, the family bathroom/w.c. and fourth bedroom. To the second floor you will find a further three bedrooms, the main bedroom boasting en suite facilities. Externally and to the front of the property is a driveway providing off road parking for two vehicles leading to the integral single garage. Whilst to the rear is an attractive enclosed garden with patio area leading down to the lawn with garden shed and summer house.

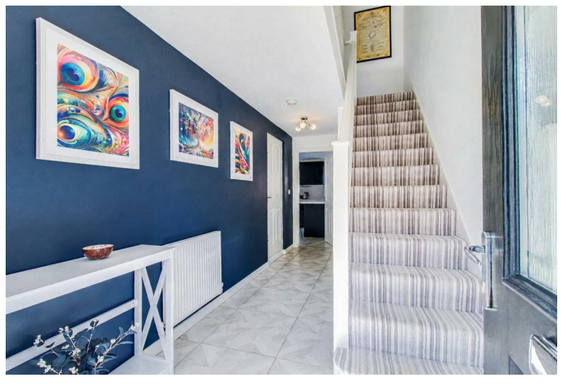
The property is well placed for access to local amenities including local shops, schools and bus routes travelling to and from Wakefield city centre. There is excellent access to junction 39 of the M1 motorway network for those wishing to commute further afield.

An early internal viewing is essential to appreciate the quality and space on offer with this truly stunning home.



ACCOMMODATION

ENTRANCE HALL
16'6" x 6'11" (5.04m x 2.13m)
Composite front entrance door leading into the entrance hall. Fully tiled floor, central heating radiator and staircase with handrail leading to the first floor landing. Doors provide access to the garage, kitchen diner and downstairs W.C.



W.C.
5'1" x 3'1" (1.56m x 0.94m)
Fitted with a low flush W.C. and pedestal wash basin with mixer tap and tiled splashback. Fully tiled floor, central heating radiator and extractor fan to the ceiling.

KITCHEN/DINER
11'10" x 15'7" (3.63m x 4.76m)
Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. Plumbing and drainage for a washing machine, 1.5 bowl ceramic sink and drainer with black swan neck mixer tap, integrated full size Beko dishwasher, integrated oven and grill, four ring induction hob with Cooke & Lewis extractor hood above and integrated 50/50 fridge freezer. UPVC double glazed window overlooking the rear aspect, UPVC double glazed French doors leading out to the rear garden, fully tiled floor and central heating radiator. A central island provides additional workspace and breakfast bar seating for two. The condensing regular boiler is housed within one of the kitchen cupboards.

INTEGRAL GARAGE
8'4" x 16'6" (2.55m x 5.03m)
Plastered walls with the original garage door retained, together with power and lighting. Fitted with a range of high gloss wall and base units with laminate work surfaces over and space for a tumble dryer.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the front elevation, central heating radiator and staircase leading to the second floor landing. Doors provide access to the living room, bathroom and bedroom four.

LIVING ROOM
12'1" x 15'7" (3.69m x 4.77m)
UPVC double glazed French doors opening onto a Juliet balcony, with adjoining UPVC double glazed side panel. Laminate flooring and central heating radiator.



BATHROOM/W.C.
8'4" x 6'2" (2.55m x 1.90m)
Fitted with a modern three piece suite comprising panelled bath with chrome waterfall mixer tap, glazed shower screen and wall mounted shower attachment, wall mounted wash basin with chrome mixer tap and low flush W.C. Half tiled walls, central heating radiator and extractor fan to the ceiling.



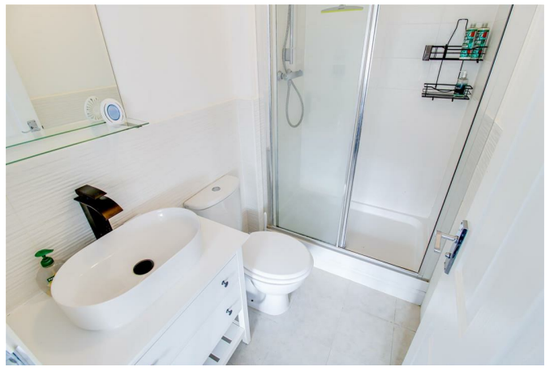
BEDROOM FOUR
8'5" x 10'1" (2.57m x 3.08m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

SECOND FLOOR LANDING
Loft access via a bi-folding wooden ladder, central heating radiator and doors providing access to three bedrooms and an airing cupboard with fixed shelving.

BEDROOM ONE
13'7" x 13'0" (4.16m x 3.98m)
UPVC double glazed windows overlooking the front elevation, fitted double wardrobe with high gloss doors, central heating radiator and ceiling fan. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'11" x 4'3" (2.11m x 1.31m)
Fitted with a three piece suite comprising low flush W.C., wash basin with black mixer tap set within a vanity unit with drawers below and a larger than average shower cubicle with sliding glazed doors and mixer shower. Half tiled walls, fully tiled walls within the shower enclosure, extractor fan to the ceiling and central heating radiator.



BEDROOM TWO
11'11" x 8'4" (3.65m x 2.56m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE
11'11" x 7'0" (3.64m x 2.15m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE
To the front of the property are two tarmac off road parking spaces with an electric vehicle charging point. A UPVC glazed porch sits over the front entrance with outside lighting. A paved pathway with low maintenance pebbled borders leads along the side of the property through a timber gate to the rear garden. To the rear is a decked patio area, ideal for outdoor dining and entertaining, with steps down to an attractive lawned garden, with a timber shed and separate timber summer house positioned towards the rear. The garden is fully enclosed by timber fencing to three sides.



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

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.