

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



6 Standbridge Garth, Crigglestone, Wakefield, WF4 3NY

For Sale Freehold £310,000

Renovated to a high standard throughout is this spacious and extended three double bedroom detached family home, boasting off street parking and an integral garage, conservatory to the rear, two reception rooms, double glazing and gas central heating throughout. The property also benefits from a new boiler installed in October 2023, with warranty until October 2028 and annual servicing carried out.

The accommodation briefly comprises entrance hall, living room, conservatory, dining room, kitchen/diner and shower room/w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. Offering potential to extend further, subject to planning permission with permission previously granted in for a rear extension (ref: 19/01759/CPL) which has now lapsed. Outside to the front of the property, there is a lawned garden which flows around the side of the property with double cast iron gate leading onto a pebbled driveway leading to the integral single garage. To the rear, a low maintenance paved patio area.

The property is well placed for access to a range of amenities including local shops, schools, Newmillerdam Country Park, Pugneys Water Park, Yorkshire Sculpture Park, bus routes and excellent access to the M1 motorway for those wishing to travel further afield.

An internal viewing is essential to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL
LVT flooring, central heating radiator and staircase to the first floor landing. Doors leading to the living room, dining room and understairs storage cupboard.

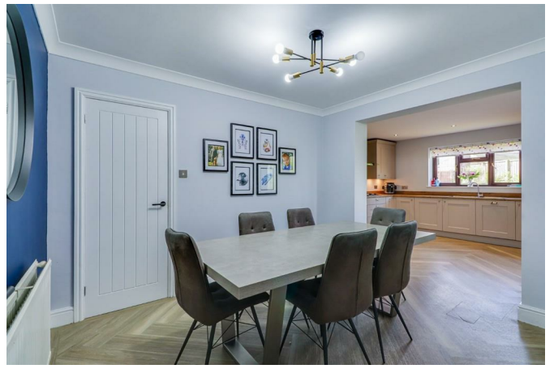
LIVING ROOM
18'3" x 11'8" (5.57m x 3.57m)
Feature electric fire with built in TV station above, partial dado rail, coving to the ceiling, UPVC double glazed window to the side aspect, central heating radiator and sliding timber patio doors leading into the conservatory.



CONSERVATORY
11'1" x 6'9" (3.39m x 2.08m)
Central heating radiator, UPVC double glazed windows on three sides and set of timber sliding patio doors leading into the rear patio area.



DINING ROOM
10'10" x 9'4" (3.32m x 2.86m)
Central heating radiator, coving to the ceiling, LVT flooring, archway through to the modern fitted kitchen and door providing access to the shower room.



SHOWER ROOM/W.C.
Modern three piece suite comprising low flush w.c., wall hung wash basin with mixer tap and tiled splash back, walk in shower with fully tiled walls, fully tiled floor, mixer shower within and inset spotlights to the ceiling. Wall mounted extractor fan, UPVC double glazed frosted window to the rear aspect and central heating radiator.

KITCHEN DINER
13'5" x 11'8" (4.09m x 3.57m)
Range of wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with chrome swan neck mixer tap, space for a large fridge/freezer freestanding, integrated full size Bosch dishwasher, integrated oven and grill with separate four ring gas hob and chrome cooker hood above. Downlights built into the wall cupboards, two central heating radiators, LVT flooring and inset spotlights to the ceiling. UPVC double glazed window overlooking the front aspect, composite side entrance door with UPVC double glazed frosted windows to either side and door providing access to the utility cupboard with plumbing and drainage for washing machine with laminate work surface over.

FIRST FLOOR LANDING
Doors providing access to three bedrooms, house bathroom and large UPVC double glazed window overlooking the front elevation. Further staircase leading to the next floor.

BEDROOM ONE
11'8" x 11'5" (3.56m x 3.48m)
UPVC double glazed windows to the side and rear and central heating radiator.



BEDROOM TWO
10'10" x 9'4" (3.31m x 2.87m)
Loft access, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
16'2" x 7'5" (4.94m x 2.27m)
UPVC double glazed windows to the side and front, central heating radiator, coving to the ceiling and loft access.

BATHROOM/W.C.
8'6" x 6'5" (2.61m x 1.98m)
Three piece suite comprising panelled bath with mixer tap and separate mixer shower over, pedestal wash basin with mixer tap, low flush w.c., chrome ladder style radiator and part tiled walls. UPVC double glazed frosted window overlooking the side elevation and door providing access into airing cupboard with fixed shelving within.



OUTSIDE
To the front of the property there is a lawned garden which flows around the side of the property with double cast iron gate leading onto a pebbled driveway leading to the integral single garage with manual up and over door and power and light within. There is a low maintenance paved patio to the rear with established shrub borders.



PLEASE NOTE
PLEASE NOTE: The photographs and property description used in this brochure are from 2023 therefore may not be accurate. The property is currently occupied by a tenant, who has been served notice, and the property will be offered with vacant possession upon completion.

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.

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.