Park Row

The proactive estate agent

Calder Mount, Crigglestone, Wakefield, WF4 3ED

Asking Price £250,000

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Lead In

Located within a small cul-de-sac in the highly sought-after village of Crigglestone, this beautifully renovated two double bedroom detached bungalow offers spacious accommodation finished to an exceptionally high standard throughout. Boasting modern and move-in ready interiors, this superb home is available with no onward chain and is sure to appeal to a wide range of buyers looking for stylish single-storey living.

Externally, the property benefits from an extremely large driveway providing ample off-street parking for several vehicles, alongside the added advantage of a separate garage. To the rear, the landscaped garden enjoys stunning open views overlooking wakefield and Leeds and provides picturesque a setting rarely found.

Internally, the bungalow has undergone extensive renovation throughout, offering contemporary fixtures and fittings alongside a light and spacious layout designed for modern living. Homes of this true bungalow design are always in high demand, particularly when finished to such a high specification.

The property is ideally positioned close to local doctors surgeries, schools, shops and excellent motorway networks, whilst also being within easy reach of well-regarded countryside walks including Pugneys Country Park and Newmillerdam Country Park.

Properties in this area sell quickly and we expect a high level of interest. Contact us today to arrange your viewing appointment.

Hallway

3' x 10'7" (0.92 x 3.23)

Access to the kitchen, bathroom and both bedrooms. Carpeted throughout. Central heated radiator.

Kitchen

8'9" x 9'7" (2.66 x 2.93)

Modern range of high and low level kitchen base units Integrated appliances including electric hob, extractor hood, wine fridge, oven, washing machine, fridge freezer and microwave. One and half bowl sink with drainer and chrome tap with boiling water tap. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room

10'3" x 16'7" (3.13 x 5.06)

Electric feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

Bedroom One
10'3" x 11'11" (3.13 x 3.63)

Carpeted throughout. Central heated radiator. UPVC double glazed window.

Bedroom Two
8'9" x 7'11" (2.67 x 2.42)

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
5'6" x 7'4" (1.68 x 2.24)

White suite comprising of panel bath with chrome taps. WC with low level flush. Shower cubicle with electric shower. Wash hand basin with chrome taps. Full height wall tiling. Wood effect flooring. Chrome central heated radiator. UPVC double glazed frosted widow to the front aspect.

Garage
16'4" x 8'11" (4.97 x 2.72)

External

The property is approached via a generous driveway providing ample off-road parking and access to a detached single garage with up-and-over door. The bungalow enjoys an attractive elevated position with low-maintenance gravelled frontage, paved pathways and mature surrounding homes creating a pleasant residential setting.
To the rear is a sizeable garden enjoying far-reaching open views across the surrounding area. A paved seating terrace with timber balustrade provides an ideal space for outdoor dining and entertaining, complemented by lawned sections and mature trees offering a pleasant degree of privacy. Steps lead down to a further garden area with additional potential for landscaping, making the outside space both versatile and well suited to families or keen gardeners.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

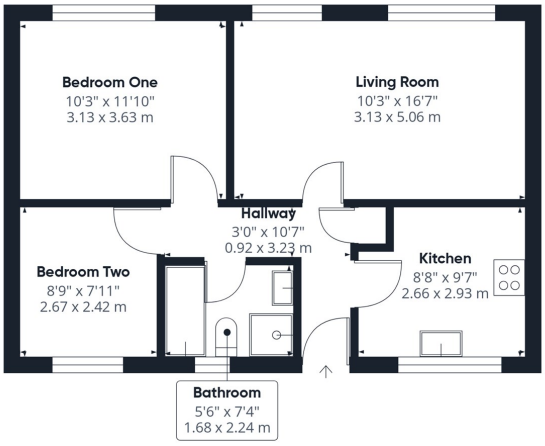
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

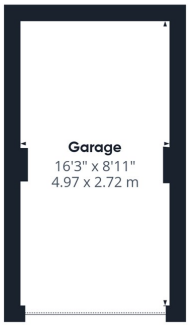
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

694 ft²

64.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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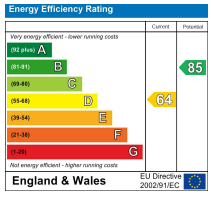

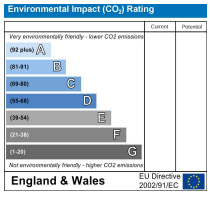

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