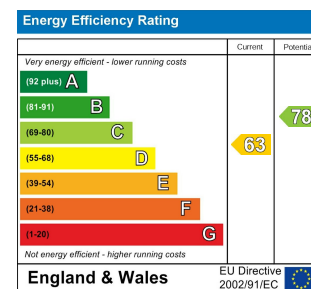
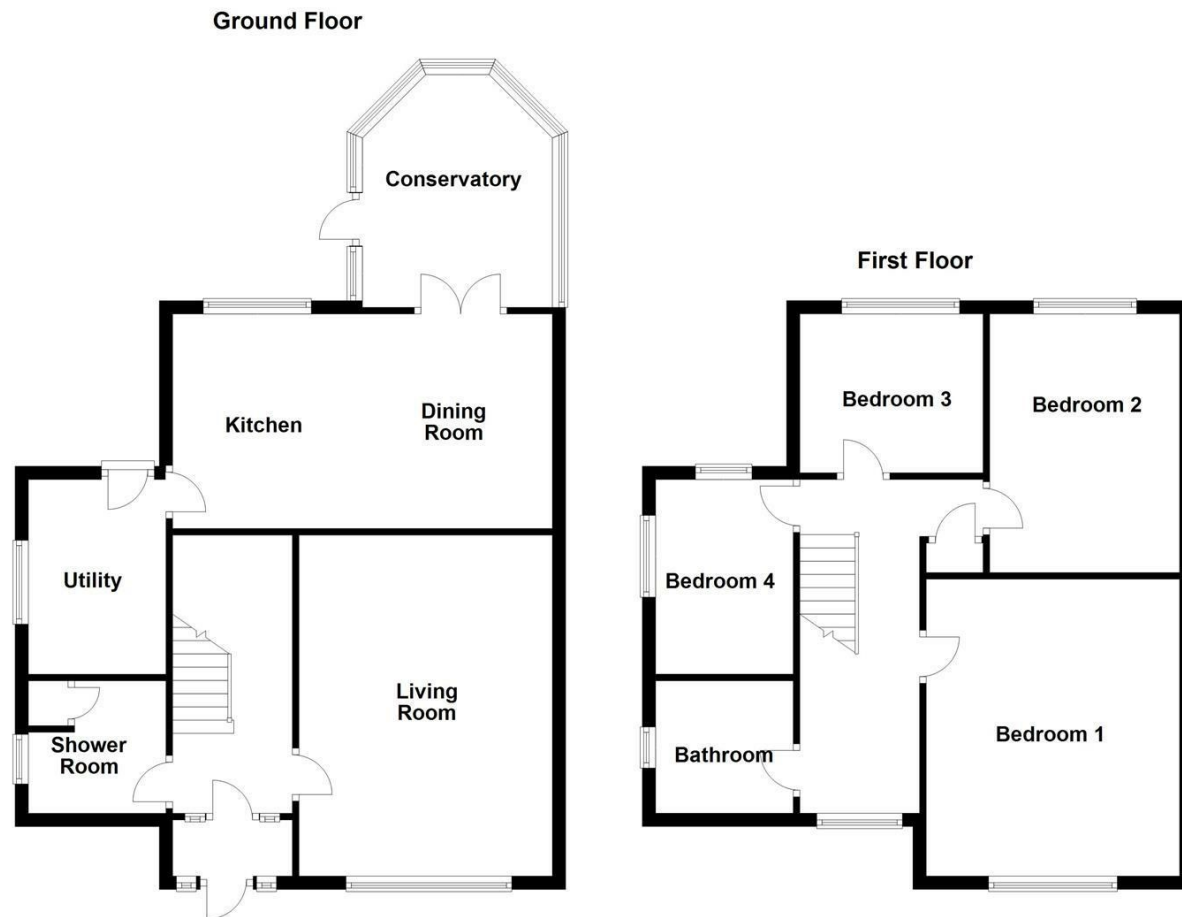




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NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or 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.



40 Wrights Lane, Cridling Stubbs, Knottingley, WF11 0AS

For Sale Freehold £353,000

A deceptively spacious four bedroom detached family house situated in this lovely rural location enjoying far reaching views to the rear.

With an oil fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via an entrance porch that leads through into a central reception hall. The main living room is situated at the front of the property and has a wood burning stove. To the rear there is a separate dining room that is open through to the adjoining kitchen. To the rear of the dining room there is a conservatory with an insulated roof overlooking the back garden, whilst to the side there is a utility room and the ground floor accommodation is completed by a useful shower room. To the first floor there are two double bedrooms, plus a further two good sized single bedrooms, all served by a well appointed family bathroom. Outside, the property has ample parking to the front leading up to an attached garage. To the rear there is a good sized garden, laid mainly to lawn, with block paved, composite decked and stone paved sitting areas, as well as an ornamental pond.

This lovely family home is situated in the sought after village of Cridling Stubbs on the fringe of Knottingley. A good range of amenities are available in Knottingley itself, as well as a broader range of amenities in the nearby town centres of Pontefract and Castleford. The national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE PORCH

5'6" x 2'11" (1.7m x 0.9m)
UPVC front entrance door, wood effect flooring and inner UPVC door to the reception hall.

RECEPTION HALL

13'5" x 5'10" (4.1m x 1.8m)
Central heating radiator and stairs to the first floor.

LIVING ROOM

16'8" x 12'5" (5.1m x 3.8m)
Window to the front, central heating radiator, ornate plaster work features and a fireplace housing a cast iron multi fuel stove.



SHOWER ROOM/W.C.

6'6" x 6'6" (max) [2.0m x 2.0m (max)]
Frosted window to the side and fitted with a three piece white and chrome suite comprising corner shower cubicle with body jet function, pedestal wash basin and low suite w.c. Victorian style heated towel rail, part tiled walls and built in cupboard.

DINING ROOM

10'5" x 9'6" (3.2m x 2.9m)
Wood effect laminate flooring, provision for a wall mounted television, central heating

radiator concealed in a cabinet and double doors through the conservatory. Archway through to the adjoining kitchen.



KITCHEN

10'5" x 9'10" (3.2m x 3.0m)
Window overlooking the garden and fitted with a good range of contemporary style wall and base units with butchers block solid wood work tops and stainless steel sink unit with instant hot water tap. Inset ceramic hob with glazed splash back and filter hood over, built in Bosch oven and central heating radiator.



UTILITY

9'6" x 6'2" (2.9m x 1.9m)
Window to the side and external door to the rear. Further range of fitted cupboards, stainless steel sink unit, space and plumbing for a washing machine and tumble dryer. Space for a tall fridge/freezer and floor mounted oil fired central heating boiler.

CONSERVATORY

12'1" x 10'2" (max) [3.7m x 3.1m (max)]
Door to the side and taking full advantage of the views over the back garden. Double central heating radiator and ceramic tiled floor.

FIRST FLOOR LANDING

16'8" x 5'10" (5.1m x 1.8m)
Window to the front with window seat and loft access point.

BEDROOM ONE

12'5" x 12'5" plus wardrobes (3.8m x 3.8m plus wardrobes)
Large window to the front, central heating radiator and a good range of full height fitted wardrobes with matching cupboards, drawers and dressing table unit.



BEDROOM TWO

11'1" x 9'6" plus wardrobes (3.4m x 2.9m plus wardrobes)
Window taking full advantage of the far reaching views over the back garden and beyond. Central heating radiator and full width range of fitted wardrobes.



BEDROOM THREE

10'2" x 7'10" (3.1m x 2.4m)
Window enjoying the views to the rear and central heating radiator.

BEDROOM FOUR

9'10" x 6'10" (3.0m x 2.1m)
Windows to both the rear and side and central heating radiator.

BATHROOM/W.C.

6'10" x 6'6" (2.1m x 2.0m)
Frosted window to the side, fully tiled walls and fitted with a white and chrome three piece suite comprising panelled bath with shower attachment over, vanity wash basin with drawers under and low suite w.c. Victorian style heated towel rail.



OUTSIDE

To the front the property has a broad block paved driveway providing ample off street parking with mature shrub borders leading up to the attached garage. To the rear of the house there's a much larger garden with further block paved seating area, useful wooden shed, composite decked sitting area with ornamental pond and a good sized level lawn with shrub border and stone paved patio beyond.



COUNCIL TAX BAND

The council tax band for this property is E.

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 Pontefract 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.