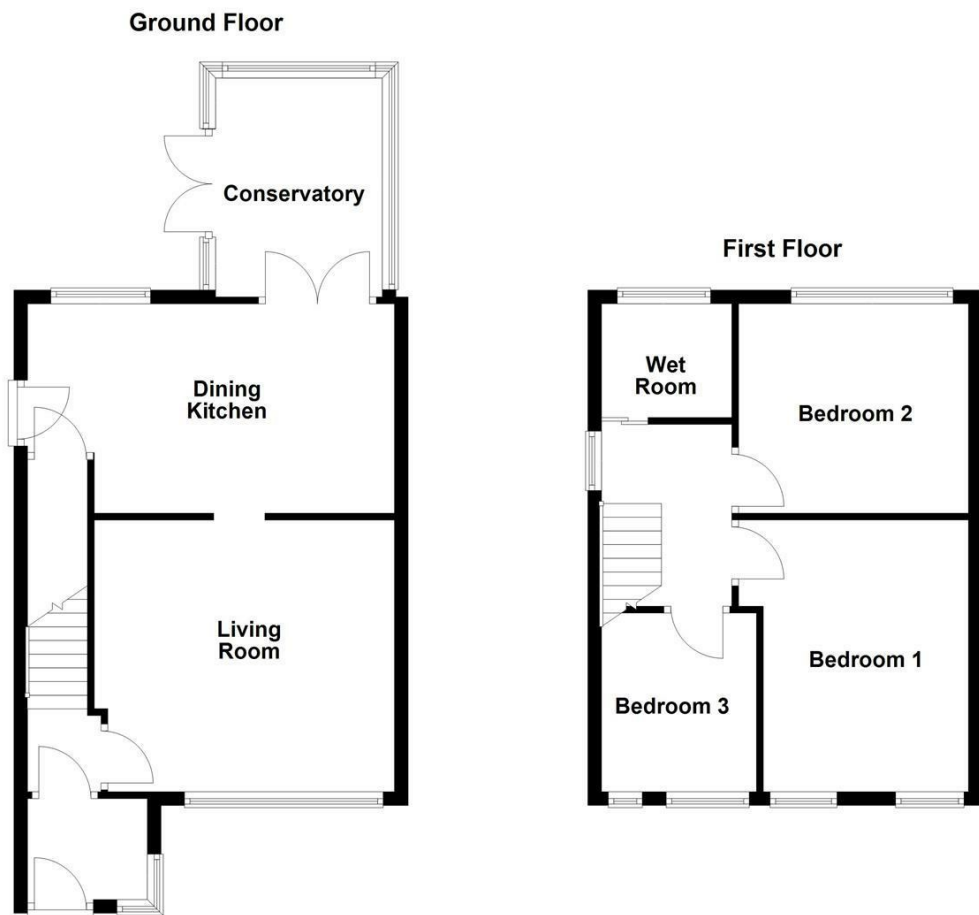


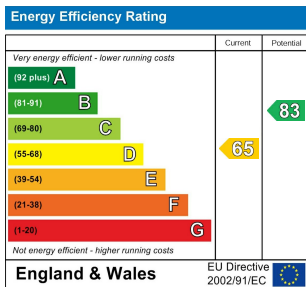


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



9 The Croft, Arksey, Doncaster, DN5 0TJ

For Sale Freehold £160,000

A well proportioned three bedroom semi detached home, enhanced by a conservatory extension to the rear, along with driveway parking and a detached garage.

The property benefits from gas fired central heating and double glazing throughout, and is approached via an entrance porch leading into a welcoming entrance hall. From here, access is provided to a generously sized living room positioned to the front of the property. Spanning the rear of the home is a spacious dining kitchen, fitted with integrated cooking facilities and offering ample space for dining and entertaining. Double doors open through to the conservatory, which enjoys pleasant views over the rear garden and provides an additional reception area. To the first floor, the property offers two well proportioned double bedrooms and a further single bedroom, all served by a modern and well appointed wet room. Externally, the property features a lawned garden to the front, alongside a driveway providing off street parking, which extends along the side of the house and leads to a detached single garage. The rear garden has been thoughtfully designed for low maintenance, incorporating raised beds and a patio area adjoining the conservatory—ideal for outdoor relaxation.

Arksey is a charming semi rural village on the outskirts of Doncaster, offering an attractive balance between countryside living and everyday convenience. Located just a few miles from Doncaster town centre, it provides easy access to a wider range of shops, leisure facilities, and transport links, including connections to the M18 motorway.



ACCOMMODATION

ENTRANCE PORCH

5'6" x 4'11" (1.7m x 1.5m)
UPVC front entrance door and windows to the front and side, leading through into the entrance hall.

ENTRANCE HALL

With stairs to the first floor, access into the living room and a wall mounted electric heater.

LIVING ROOM

14'5" x 13'1" (4.4m x 4.0m)
Featuring a window to the front and a central heating radiator.



DINING KITCHEN

18'0" x 10'2" (5.5m x 3.1m)
Fitted with a range of wood effect wall and base units with dark laminate worktops, incorporating a stainless steel sink unit and drainer, along with a stainless steel four-ring gas hob with matching splashback and filter hood over. There is space and plumbing for a washing machine, a built in oven, and a wall mounted Worcester Bosch gas fired central heating boiler. The kitchen also benefits from a useful understairs storage cupboard, an external door to the side, and a window overlooking the rear garden.



CONSERVATORY

10'9" x 7'10" (3.3m x 2.4m)
With double doors opening out to the rear garden.



FIRST FLOOR LANDING

With a window to the side, access to three bedrooms and the wet room, and a built in storage cupboard.

BEDROOM ONE

13'1" x 9'6" (4.0m x 2.9m)
With two windows to the front, a central heating radiator, and fitted wardrobes with cupboards over.



BEDROOM TWO

10'9" x 10'2" (3.3m x 3.1m)
With a window overlooking the rear garden and conservatory, along with a central heating radiator.



BEDROOM THREE

7'6" x 8'10" (2.3m x 2.7m)
With two windows to the front, a central heating radiator, and an over stairs bulkhead.



WET ROOM

6'6" x 5'6" (2.0m x 1.7m)
Fitted with a three piece suite comprising a wet room style shower with electric shower and floor drain, wash basin, and low level WC. Also featuring a frosted window to the rear, chrome ladder style heated towel rail, and extractor fan.



OUTSIDE

To the front, there is a lawned garden with a boundary hedge and a driveway providing off street parking, which runs along the side of the property and leads to a detached single garage. To the rear, there is a further garden area designed for low maintenance, incorporating a raised bed and a former wooden shed.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Pontefract office and they will be pleased to arrange a suitable appointment.