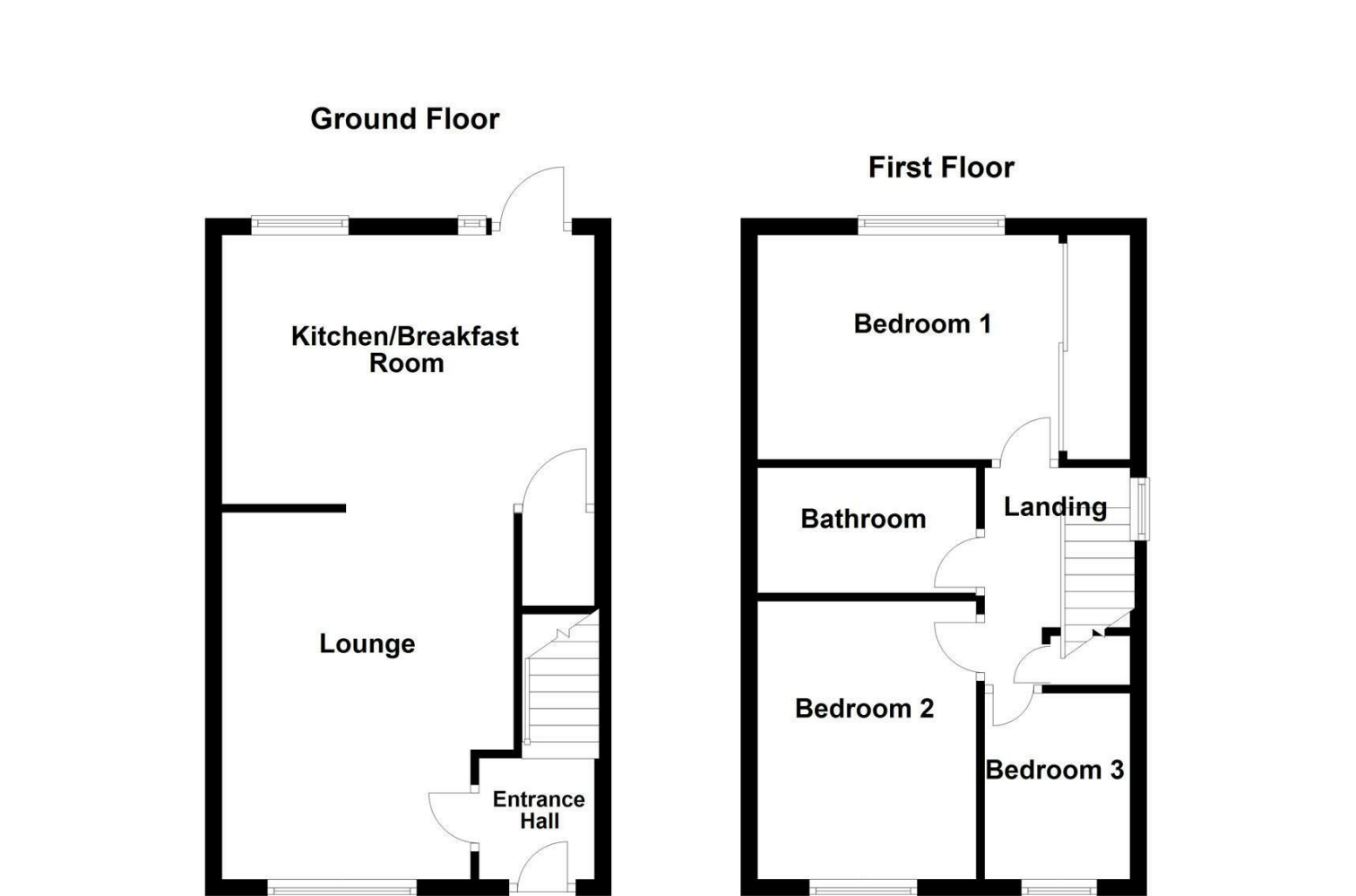


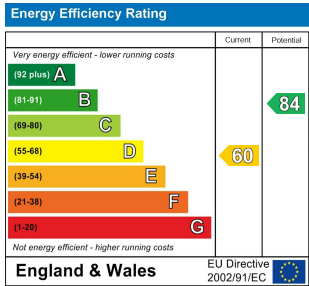


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



49 Sandown Avenue, Crofton, WF4 1SG

For Sale Freehold Offers In The Region Of £220,000

Superbly appointed throughout, this attractive three bedroom end townhouse benefits from well presented accommodation, UPVC double glazing and gas central heating, making it an ideal home for a range of buyers.

The accommodation briefly comprises an entrance hallway leading into a spacious lounge, which in turn opens through to a modern breakfast kitchen fitted with a range of contemporary units and offering access to the rear garden. To the first floor, the landing leads to three bedrooms, two of which are good sized doubles, together with a modern family bathroom fitted with a stylish suite. Externally, the property benefits from a tarmac frontage providing off road parking for two vehicles. To the rear is an enclosed garden, mainly laid to lawn and incorporating a feature paved patio area, ideal for outdoor dining and entertaining.

Situated in the popular area of Crofton, the property is well placed for a range of local amenities including shops, schools and medical facilities, all within easy reach.

An ideal purchase for first time buyers, couples or families looking to step onto the property ladder, and an early viewing is highly recommended to fully appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Accessed via a UPVC entrance door with a radiator, staircase to the first floor landing, a useful storage cupboard, and a door leading into the lounge.

LOUNGE

9'2" (min) x 14'3" (max) x 14'4" [2.81m (min) x 4.36m (max) x 4.38m]

Coving to the ceiling, radiator, UPVC double glazed window to the front elevation, useful storage cupboard, and open access through to the kitchen diner.



KITCHEN/BREAKFAST ROOM

14'3" x 10'11" [4.35m x 3.35m]

A contemporary fitted kitchen with a range of solid wood wall and base units with granite work surfaces incorporating a sink

with granite drainer. Plumbing for a washing machine, space for a tumble dryer, space for an American style fridge freezer, and space for a feature range cooker with five ring gas hob, stainless steel splashback, and extractor hood above. Part tiled walls, wood effect LVT flooring, breakfast bar area, radiator, UPVC double glazed window to the rear elevation, and UPVC door providing access to the garden.



FIRST FLOOR LANDING

A glass balustrade, frosted UPVC double glazed window to the side elevation, loft access, airing cupboard, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 12'5" [2.64m x 3.80m]

Built-in wardrobes with sliding doors, radiator, and UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO

8'3" x 11'2" [2.52m x 3.42m]

Radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM THREE

7'6" x 5'9" [2.29m x 1.77m]

Radiator, UPVC double glazed window to the front elevation, and small bulkhead.



BATHROOM/W.C.

8'2" x 4'10" [2.51m x 1.48m]

Low flush w.c., pedestal wash hand basin, panelled bath with mixer shower over, part tiled walls, tile effect flooring, heated towel radiator, and frosted UPVC double glazed window.



OUTSIDE

To the front is a tarmac driveway providing off street parking for two vehicles, with a dropped kerb already in place. To the rear is an enclosed lawn garden incorporating a timber decked patio area and a timber framed outhouse. There is a brick built garage with up and over door and power supply, located nearby within a block of garages serving the properties.



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.

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.