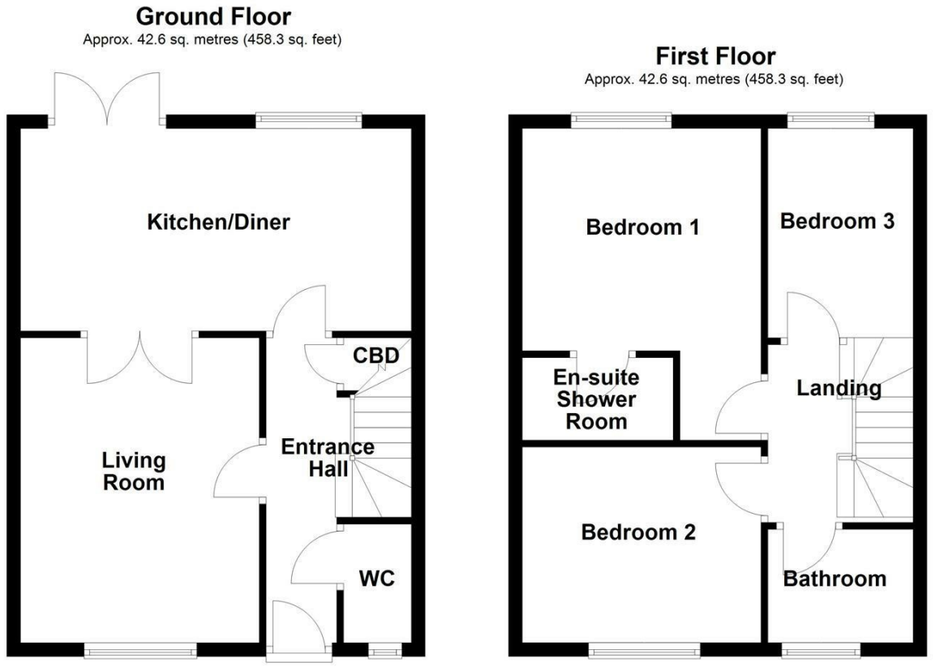


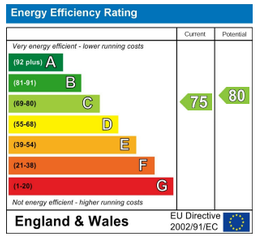
Total area: approx. 85.1 sq. metres (916.5 sq. feet)

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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Bedford Farm Court, Crofton, Wakefield, WF4 1AN

For Sale Freehold £265,000

A fantastic opportunity to purchase this well presented three bedroom semi detached barn conversion, benefitting from spacious accommodation throughout, modern fixtures and fittings, enclosed gardens and ample off road parking.

The accommodation briefly comprises a spacious entrance hall with access to a downstairs WC and useful understairs storage cupboard, leading through to a generous living room featuring a fireplace. To the rear is a modern fitted kitchen diner incorporating integrated appliances and French doors opening onto the rear garden, creating an ideal space for family living and entertaining. To the first floor, the landing provides access to three well proportioned bedrooms, with the principal bedroom benefitting from its own en suite shower room, along with a contemporary three piece house bathroom. Externally, the property enjoys an attractive lawned front garden with a central paved pathway leading to the entrance door. To the rear, there is a paved patio seating area ideal for outdoor dining, overlooking a pleasant lawned garden enclosed by solid stone walling. A timber gate provides access to two allocated off road parking spaces positioned to the rear of the property.

The property is conveniently located close to local amenities and schools within Crofton, with regular bus routes providing access to Wakefield city centre. The motorway network is also easily accessible, making it ideal for commuters travelling further afield.

Only a full internal inspection will fully appreciate all that this quality home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. The entrance hall has LVT flooring, staircase with handrail leading to the first floor landing, four doors providing access into the living room, kitchen diner, downstairs w.c. and understairs storage cupboard. Central heating radiator and inset spotlights to the ceiling.

LIVING ROOM
11'5" x 14'7" (3.49m x 4.46m)
LVT flooring, UPVC double glazed window overlooking the front aspect, inset spotlights to the ceiling and an electric fire with marble hearth, matching interior and wooden decorative surround. Double timber doors leading through to the kitchen diner.



KITCHEN/DINER
9'8" x 18'10" (2.96m x 5.75m)
Fitted with a range of wall and base units with laminate work surface over and matching upstands above. 1.5 Franke sink and drainer with swan neck mixer tap, integrated Bosch oven and grill, Samsung four ring ceramic hob with extractor hood above, integrated fridge with separate integrated freezer below, integrated Bosch full size dishwasher and integrated washing machine. UPVC double glazed window overlooking the rear aspect together with a set of UPVC double glazed French doors leading out to the rear garden. Inset spotlights to the ceiling, two central heating radiators, laminate flooring and downlights built into the wall cupboards.



W.C.
3'1" x 5'6" (0.96m x 1.69m)
Low flush w.c., pedestal wash basin with mixer tap and tiled splashback, wall mounted extractor fan, laminate flooring, central heating radiator and UPVC double glazed frosted window overlooking the front aspect.

FIRST FLOOR LANDING
Inset spotlights to the ceiling and doors leading through to three bedrooms and the house bathroom.

BATHROOM/W.C.
5'8" x 6'11" (1.73m x 2.13m)
Comprising of a three piece suite with low flush w.c., pedestal wash basin with mixer tap and panel bath with mixer tap. Fully tiled walls, extractor fan, wall mounted laminate flooring, chrome ladder style radiator and UPVC double glazed frosted window overlooking the front elevation.



BEDROOM ONE
11'6" x 14'11" max x 10'7" min (3.52m x 4.55m max x 3.24m min)
Loft access with built in loft ladder, partially boarded loft space with light, UPVC double glazed window overlooking the rear elevation, central heating radiator, inset spotlights to the ceiling and door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
3'10" x 7'4" (1.19m x 2.25m)
Comprising of a three piece suite with low flush w.c., chrome ladder style radiator and wash basin with mixer tap built into high gloss vanity units with chrome handles below. Larger than average shower cubicle with glass sliding door to the front and mixer shower within together with fully tiled walls. Inset spotlights to the ceiling, extractor fan and laminate flooring.



BEDROOM TWO
11'6" x 9'7" (3.53m x 2.94m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
9'10" x 7'1" (3.01m x 2.16m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

OUTSIDE
To the front of the property there is an attractive lawned front garden with paved central pathway leading to the front door and stone wall surround with stone tops. Within the rear garden there is a paved patio seating area, perfect for entertaining and dining purposes, together with an attractive lawned garden. There is a water point connection under the kitchen window and outside wall mounted lighting next to the French doors. Stone walls with stone tops make the rear garden completely enclosed and there is a timber gate providing access to the rear driveway, where there are two tandem tarmac off road parking spaces.



COUNCIL TAX BAND
The council tax band for this property is C.

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.