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

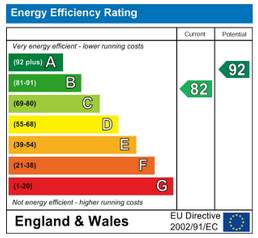
For Sale Freehold £369,500

A modern and beautifully presented four bedroom detached family home, ideally positioned in the highly sought after area of Crofton. Offering spacious and versatile accommodation, the property features four generous bedrooms, an en suite, a family bathroom, an integral garage, a double driveway, and a landscaped rear garden, making it the perfect choice for a growing or established family.

The accommodation briefly comprises a welcoming entrance hall providing access to the spacious living room through a set of double doors, as well as internal access to the integral garage, which also houses the property's Vaillant gas combination boiler. Completing the ground floor is the open-plan dining kitchen, fitted with a contemporary range of integrated appliances and uPVC patio doors leading out to the rear garden, ideal for family dining and entertaining. From here, there is access to a useful utility room and a modern downstairs w.c. To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. Bedrooms two, three, and four are all of good proportions, each capable of accommodating a double bed. The four piece family bathroom completes the internal accommodation, offering both a bath and a separate shower. Externally, to the front of the property, there is a tarmac driveway providing off road parking for multiple vehicles, access to the integral garage and a composite front entrance door. To the rear, the beautifully landscaped garden features a flagged patio area, a neatly turfed lawn, and a composite decked seating area, all fully enclosed by timber fencing, offering an enclosed space for children and pets.

The property is within walking distance of Crofton Academy and local primary schools, close to a variety of shops, amenities, and countryside walks, and offers excellent commuter links to Wakefield, Leeds, and beyond via nearby motorway networks.

An early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this outstanding family home.



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.

ACCOMMODATION

ENTRANCE HALL
14'3" x 3'10" (4.36m x 1.18m)
Tiled flooring, a central heating radiator, access to the integral garage, a set of double doors leading to the living room and a door through to the kitchen diner, with a staircase leading to the first floor landing.

LIVING ROOM
14'4" x 9'10" (4.38m x 3.01m)
A bright and welcoming space featuring fitted carpets, a central heating radiator, and UPVC double glazed bay windows to the front elevation.

GARAGE
20'5" x 9'5" (6.23m x 2.88m)
Fitted with a manual up and over door, housing the Vaillant gas combination boiler and currently used as storage space but offering potential for conversion.

DINING KITCHEN
10'0" (min) x 14'2" (max) x 18'9" (3.07m (min) x 4.32m (max) x 5.72m)
A spacious, open plan kitchen and dining area fitted with a range of wall and base units, laminate work surfaces and stainless steel sink with mixer tap and drainer. A four ring gas hob with stainless steel extractor hood above, integrated cooker, integrated dishwasher, and integrated fridge freezer. Tiled flooring, two central heating radiators, double glazed UPVC window to the rear elevation, spotlights to the ceiling and patio doors leading out to the rear garden, as well as access through to the utility room.

UTILITY
6'9" x 4'11" (2.06m x 1.51m)
Tiled flooring, a central heating radiator, range of matching wall and base units, space for a vented tumble dryer and space and plumbing for a washing machine. There is also access to the w.c.

W.C.
4'10" x 2'3" (1.49m x 0.70m)
Comprising a low flush w.c., wall mounted hand wash basin with mixer tap, tiled flooring, partial wall tiling, extractor fan and a central heating radiator.

FIRST FLOOR LANDING
Carpeted flooring with a UPVC double glazed window to the side elevation, central heating radiator, loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE
9'6" x 10'6" (2.91m x 3.21m)
A well proportioned main bedroom featuring carpet flooring, central heating radiator and a double glazed UPVC window overlooking the rear garden. There is access to a walk in wardrobe fitted with a range of built in wardrobes and spotlights to the ceiling, as well as a door leading to the en suite.

EN SUITE SHOWER ROOM/W.C.
5'8" x 5'4" (1.73m x 1.63m)
Stylishly finished with tiled flooring, tiling from floor to ceiling, a ceramic pedestal wash basin with mixer tap, low flush w.c., corner shower unit with power shower, frosted UPVC double glazed window to the rear elevation, extractor fan, spotlights and a central heating radiator.

BEDROOM TWO
12'7" x 13'0" (3.84m x 3.97m)
A spacious double bedroom featuring carpet flooring, central heating radiator and two UPVC double glazed windows to the front elevation.

BEDROOM THREE
8'4" x 11'0" (2.56m x 3.37m)
Carpet flooring, central heating radiator and a double glazed UPVC window to the front elevation.

BEDROOM FOUR
10'8" x 8'3" (3.26m x 2.53m)
Carpet flooring, central heating radiator and a double glazed UPVC window to the rear elevation.

BATHROOM/W.C.
6'5" x 8'2" (1.98m x 2.49m)
Fitted to a modern standard with tiled flooring, tiling from floor to ceiling, a low flush w.c., pedestal wash basin with mixer tap, ceramic panel bath with mixer tap, and a fitted shower unit with attachment. Spotlights to the ceiling and a central heating radiator.

OUTSIDE
Upon approach, the property features a block paved driveway providing off street parking for two vehicles leading to the integral garage and laid lawn gardens with access around the side of the house. To the rear, the property features an enclosed garden bounded by timber fencing, mainly laid to lawn with a flagged patio area and a composite decked terrace ideal for outdoor dining and relaxation. The east facing garden enjoys good sunlight and privacy.

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

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.