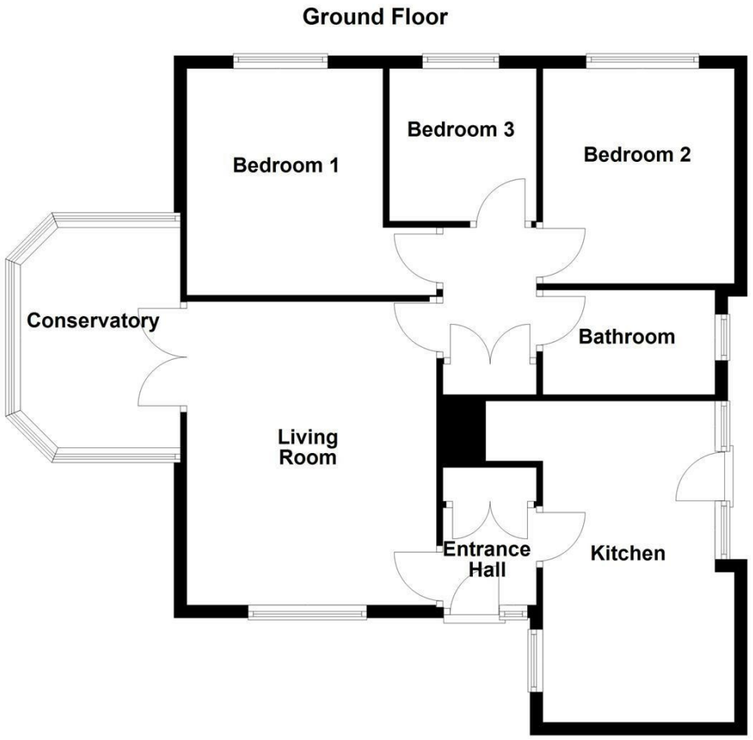
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



7 Pinfold Drive, Crofton, WF4 1HB

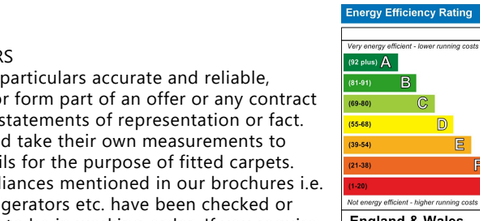
For Sale Freehold £325,000

Deceptive from the front and sat on a generous plot is this three bedroom detached bungalow offering plenty of potential throughout benefitting from good sized gardens.

The property briefly comprises of the entrance hall, kitchen, living room, conservatory with inner hallway leading to three bedrooms and bathroom. Outside to the front and side are attractive good sized lawned garden with patio area to the rear, perfect for outdoor dining.

Situated in Crofton, the property is ideally located for all local shops and amenities whilst only being a short drive away from Wakefield city centre for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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
UPVC double glazed entrance door, coving to the ceiling, double doored storage cupboard and doors to the living room and kitchen.

KITCHEN/DINER
16'4" x 11'10" (max) x 8'0" (min) (5.0m x 3.63m (max) x 2.44 (min))
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Space for an electric cooker, integrated under counter fridge/freezer, space and plumbing for a washing machine.
UPVC double glazed windows to either side, UPVC double glazed frosted door to the side, coving to the ceiling and central heating radiator.

LIVING ROOM
14'11" x 12'9" (4.57m x 3.91m)
UPVC double glazed window to the front, a set of double doors through to the conservatory, coving to the ceiling, ceiling rose, dado rail, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.

CONSERVATORY
8'7" x 11'5" (max) x 9'3" (min) (2.63m x 3.5m (max) x 2.84m (min))
Central heating radiator and surrounded by UPVC double glazed windows.

HALLWAY
Loft access, double doored storage cupboard housing the combi boiler and doors to three bedrooms and bathroom.

BEDROOM ONE
11'11" x 12'11" (max) x 9'11" (min) (3.64m x 3.95m (max) x 3.03m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM TWO
10'11" x 9'10" (3.35m x 3.0m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
7'11" x 7'7" (2.42m x 2.32m)
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.
5'4", x 8'10" (1.64, x 2.71m)
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the side, coving to the ceiling and chrome ladder style radiator.

OUTSIDE
To the front of the property is laid to lawn with planted beds incorporating mature shrubs and flowers. To the side is a further good sized lawned garden with a parking space to one side. To the rear is a paved patio area, perfect for outdoor dining and entertaining.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.