



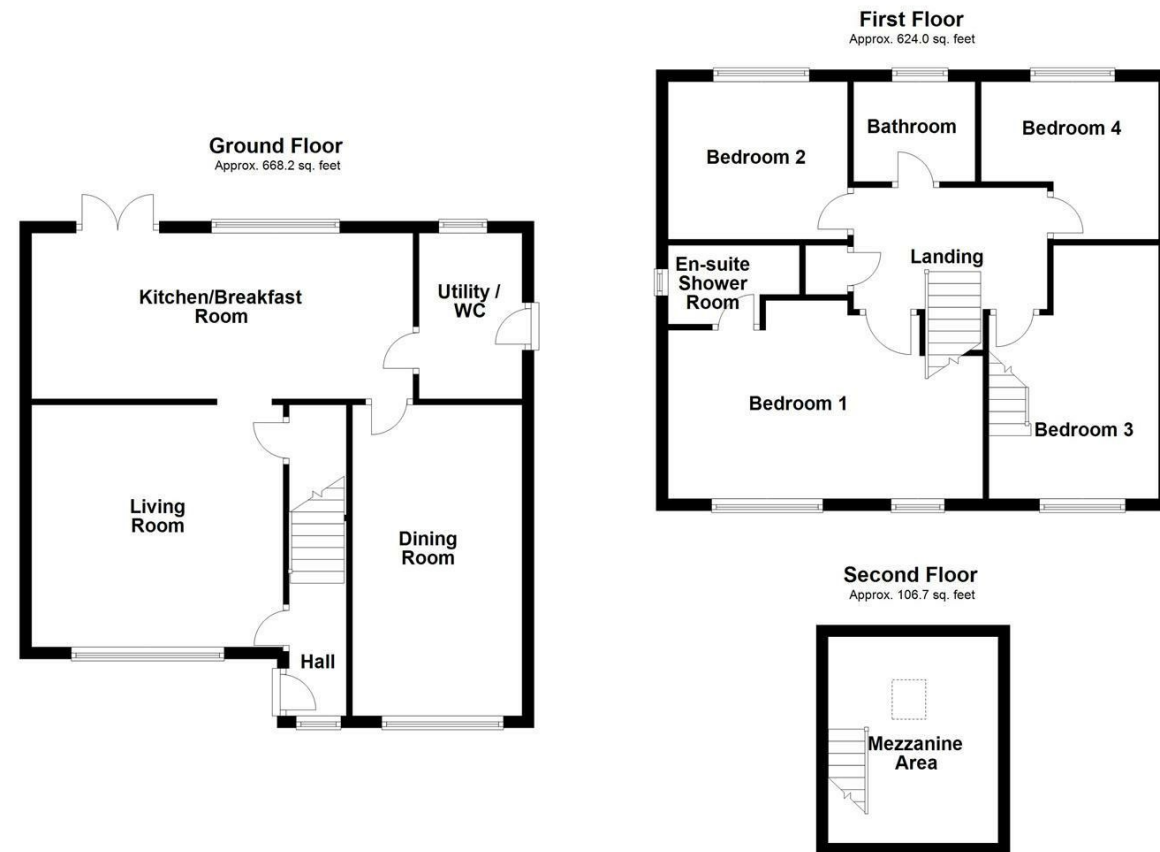
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

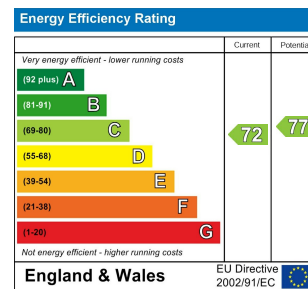
HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Total area: approx. 1398.8 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.



36 Greenside Court, New Crofton, Wakefield, WF4 1JX

For Sale Freehold £379,000

A modern four bedroomed detached home which is situated close to local amenities and benefits from ample reception space throughout, a contemporary fitted house bathroom, off road parking and an enclosed rear garden.

The accommodation comprises of entrance hallway, spacious lounge with feature fireplace, open plan kitchen/breakfast room, dining room and a separate utility/w.c.. The first floor the landing provides access to four bedrooms, bedroom one with en suite shower room/w.c., bedroom three with a fixed staircase leading to a Mezzanine area, in addition to the family bathroom/w.c. The rear garden is laid to lawn with decked patio seating areas and built in garden store, whilst to the front there is a driveway providing off road parking.

The property is situated in this popular residential neighbourhood within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which also has its own mainline railway station and ready access to the national motorway network.



ACCOMMODATION

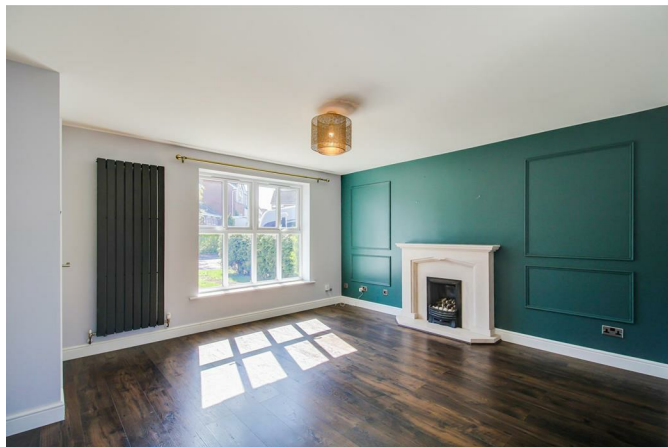
ENTRANCE HALL

A composite front entrance door leads into the hall, which features laminate flooring, a central heating radiator, and a solid wooden staircase rising to the first floor landing. There is a UPVC double glazed window overlooking the front aspect, a fixed cupboard housing meters, and a glazed internal door leading into the living room.

LIVING ROOM

122' x 134' (3.71m x 4.08m)

The living room offers a UPVC double glazed window to the front aspect, a contemporary vertical dark grey radiator, and a gas fire set within a decorative stone surround. Additional features include laminate flooring, a useful under-stairs storage cupboard, and a feature archway opening into the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

91' x 203' (2.78m x 6.19m)

The kitchen/breakfast room is fitted with a range of modern wall and base units with laminate work surfaces and tiled splashbacks. There is a stainless steel sink with mixer tap and swan neck, an integrated Siemens twin oven and grill, a separate four ring gas hob with pop up extractor, and an integrated fridge with freezer below (70/30). Further benefits include an integrated Bosch dishwasher, a breakfast bar, fully tiled flooring, inset spotlights, two contemporary vertical radiators in dark grey, a UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors leading out. Internal doors provide access to the utility/WC and dining room.

UTILITY/W.C.

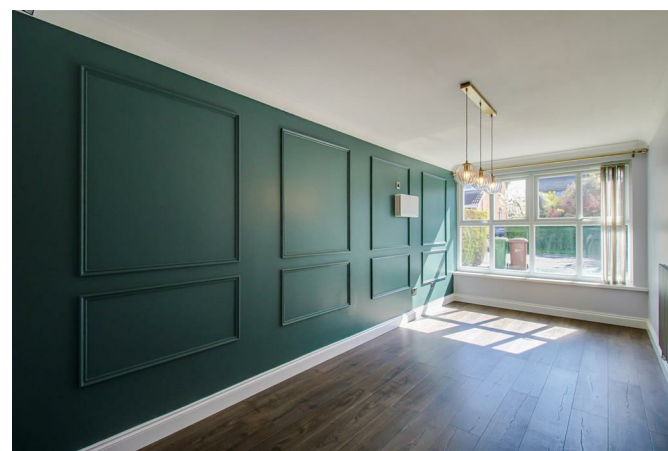
411' x 91' (1.50m x 2.78m)

The utility/WC is fitted with a laminate work surface with plumbing for a washing machine and space for a dryer beneath, along with a large double door storage cupboard. There is a low flush WC, pedestal wash basin with mixer tap, fully tiled flooring, tiled walls, a UPVC double glazed frosted window to the side, and a UPVC double glazed side entrance door.

DINING ROOM

172' x 710' (5.25m x 2.40m)

The utility/WC is fitted with a laminate work surface with plumbing for a washing machine and space for a dryer beneath, along with a large double door storage cupboard. There is a low flush WC, pedestal wash basin with mixer tap, fully tiled flooring, tiled walls, a UPVC double glazed frosted window to the side, and a UPVC double glazed side entrance door.



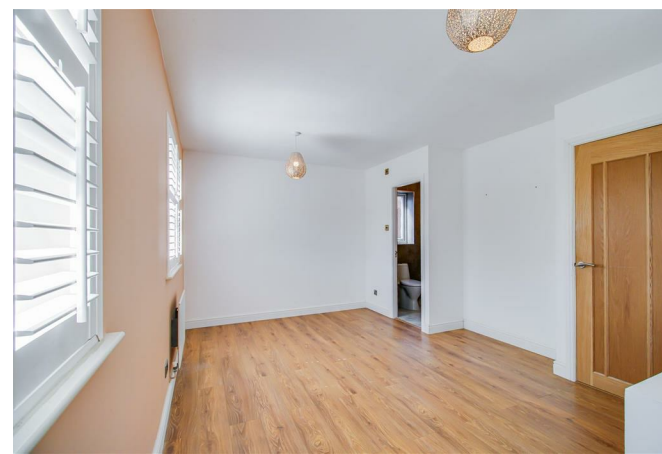
FIRST FLOOR LANDING

The landing has laminate flooring, loft access, and provides access via six solid wooden doors to four bedrooms, the house bathroom, and a storage cupboard.

BEDROOM ONE

166' x 112' (max) x 102' (min) (5.03m x 3.42m (max) x 3.10m (min))

The principal bedroom benefits from two UPVC double glazed windows to the front elevation with fitted timber shutters, laminate flooring, and two central heating radiators. There is also a door leading into the en suite.



EN SUITE SHOWER ROOM

44' x 710' (1.33m x 2.39m)

The en suite shower room comprises a three piece suite including a low flush WC, wash basin set within vanity units, and an enclosed shower cubicle with bifold glass door and black fittings. The room is fully tiled with a wall mounted towel radiator in black, extractor fan, and a UPVC double glazed frosted window to the side elevation.

BEDROOM TWO

100' x 88' (3.05m x 2.66m)

Bedroom 2 features a UPVC double glazed window overlooking the rear elevation, laminate flooring, and a central heating radiator.



BEDROOM THREE

710' x 140' (max) x 102' (min) (2.41m x 4.27m (max) x 3.11m (min))

Bedroom 3 has a UPVC double glazed window to the front elevation, laminate flooring, a central heating radiator, and a fixed staircase leading to a mezzanine level.



MEZZANINE AREA

116' x 711' (3.52m x 2.43m)

The mezzanine area includes a double glazed Velux window set within the pitched ceiling, timber clad ceiling, power and lighting, and a central heating radiator.

BEDROOM FOUR

88' x 711' (max) x 45' (min) (2.66m x 2.43m (max) x 1.37m (min))

Bedroom 4 offers a UPVC double glazed window to the rear elevation, laminate flooring, and a central heating radiator.

BATHROOM

61' x 56' (1.87m x 1.69m)

The house bathroom comprises a three piece suite including a panelled bath with mixer taps and glass shower screen, with a separate shower over in brass fittings. There is also a wash basin set within a vanity unit, low flush WC, black ladder style radiator, fully tiled walls and floor, a UPVC double glazed frosted window to the rear elevation, and an extractor fan.



OUTSIDE

To the front, there is a low maintenance pebble driveway providing off road parking for two vehicles, with a paved pathway leading to the entrance and continuing to the side. To the side, a paved pathway leads to a timber gate providing access to the rear garden. To the rear, the enclosed garden features a paved patio ideal for outdoor dining, a lawn garden, two seating areas, a timber shed, and timber fencing to all boundaries.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.