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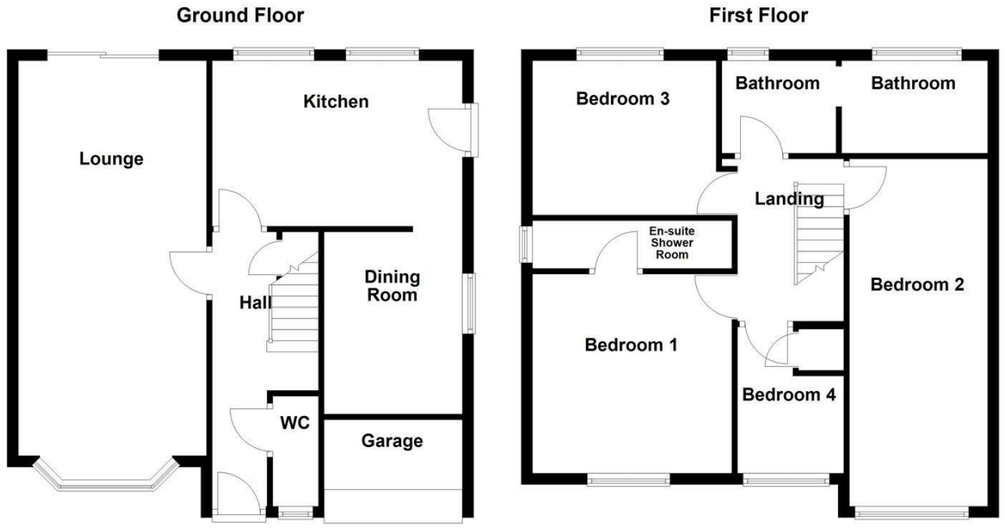


# 9 Oast House Croft, Robin Hood, Wakefield, WF3 3BS

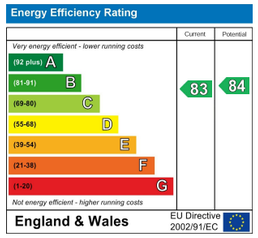
## For Sale Freehold £425,000

A superbly presented four bedroom family home offering spacious living, an en suite to the main bedroom, garage with electric door, low maintenance gardens, and an ideal location close to amenities and motorway links.

The accommodation briefly comprises a welcoming entrance hall with guest w.c., a spacious lounge, and an open plan kitchen dining room that forms the heart of the home. To the first floor landing, there are four well proportioned bedrooms, including a principal bedroom with en suite shower room, all served by a modern family bathroom. Externally, the property benefits from a driveway providing off street parking and an attached garage with an electric up and over door, offering excellent storage. To the rear, the garden is designed with low maintenance living in mind, featuring a combination of patio and decked seating areas leading down to neatly kept lawns, perfect for outdoor dining and relaxation.

Ideally located for local shops and amenities, the property is also well placed for access to the motorway network, making it a superb choice for those needing to commute further afield.

This well presented property offers generous living accommodation set across two floors, making it an ideal family home ready to move straight into.




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

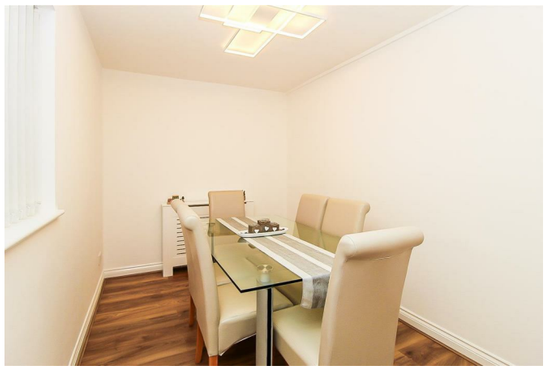
### ENTRANCE HALL
Composite front door into the main hallway, which provides access to the downstairs w.c., lounge, kitchen and staircase to the first floor landing.

### W.C.
6'5" x 2'8" (1.96m x 0.82m)
Fitted with a two piece suite consisting of low flush w.c. and wash hand basin with mixer tap. Chrome ladder style heated towel rail, fully tiled walls and UPVC frosted double glazed window to the front elevation.

### LOUNGE
23'2" x 11'1" (7.07m x 3.38m)
UPVC double glazed bay window to the front elevation and UPVC sliding doors to the rear leading out to the garden. Two central heating radiators, feature electric fire with wood surround and wood effect laminate flooring.

### KITCHEN
14'5" x 9'8" (4.40m x 2.96m)
Fitted with a modern range of wall and base units with laminate worktops, 1.5 stainless steel sink with drainer and mixer tap, integrated gas hob and oven with stainless steel splashback and cooker hood, plumbing for a washer and dryer, space for a fridge freezer. Two UPVC double glazed windows to the rear elevation and a side door to the garden. Open access leads through to the dining room.

### DINING ROOM
10'8" x 7'6" (3.26m x 2.30m)
UPVC double glazed window to the side elevation, central heating radiator and wood effect flooring.



### FIRST FLOOR LANDING
Provides access to four bedrooms, the family bathroom and loft access for storage.

### BEDROOM ONE
11'8" x 10'11" (3.57m x 3.35m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and access to en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
11'7" x 2'7" (3.55m x 0.80m)
A three piece suite consisting of walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. Fully tiled walls, UPVC frosted double glazed window to the side elevation and chrome heated towel rail.

### BEDROOM TWO
20'5" x 7'3" (6.23m x 2.21m)
UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM THREE
11'8" x 8'9" (3.58m x 2.67m)
UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FOUR
8'10" x 6'9" (2.70m x 2.07m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard over the stairs.

### BATHROOM/W.C.
15'1" x 5'7" (4.60m x 1.72m)
Four piece bathroom suite comprising corner shower cubicle with wall mounted electric shower, corner bath, wash hand basin with mixer tap and low flush w.c. Central heating radiator, fully tiled walls, and ceiling spotlights. Two UPVC frosted double glazed windows to the rear elevation.

### OUTSIDE
To the front, an electric up and over door opens to a small storage garage with an electric car charging point. A spacious driveway provides parking for two to three vehicles. To the rear, a raised decked seating area leads down to a flagged patio and low maintenance lawn with brick built bbq. There is also a large summer house, with the garden fully enclosed by timber fencing and gated side access.

### 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.

### SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement. The vendor advises us it is a 2.75k solar panel system which boosts the hot water system powered by solar.