

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



5 Gelder Croft, Wakefield, WF2 0UW

For Sale Freehold £340,000

Enjoying a tucked away position within this modern development is this four bedroom detached home ideal for the growing family benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, kitchen, dining room and downstairs w.c. The first floor landing leads to four bedrooms (bedroom one benefitting from en suite shower room/w.c.) and a house bathroom/w.c. Outside there is a lawned garden to the front and driveway providing off street parking leading to an integral garage. Whilst to the rear there is a lawned garden incorporating flagged patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and has great access to the motorway network.

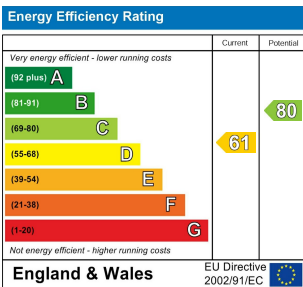
Offered for sale with no chain and vacant possession, an ideal home for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

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

Laminate floor, radiator, doors to downstairs w.c., dining room, lounge, integral garage. Stairs to the first floor landing.

DINING ROOM

8'4" x 11'1" [2.55m x 3.38m]
UPVC double glazed windows to the front, radiator and laminate floor.

W.C.

Low flush w.c., pedestal wash basin, tiled floor, UPVC double glazed frosted window to the side and heated chrome towel radiator.

LOUNGE

15'6" x 11'8" [4.73m x 3.57m]
Electric fire with modern surround, marble back and hearth. Laminate floor and radiator.



KITCHEN

13'3" x 9'5" [4.04m x 2.88m]
Range of modern fitted wall and base units with laminate work surface over incorporating 1.5 stainless steel sink and drainer, five ring stainless steel gas hob with stainless steel back and filter hood above, integrated grill and double oven. Integrated fridge and freezer, plumbing for washing machine, space for a condensing dryer, splash back tiled walls, drawers over the base units, radiator, laminate floor and UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access and radiator. Doors to four bedrooms and house bathroom/w.c.

BEDROOM ONE

9'9" x 11'4" [2.99m x 3.47m]
UPVC double glazed window to the front, radiator, two built in double wardrobes and door to en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'0" x 7'6" [1.53m x 2.31m]
Low flush w.c., pedestal wash basin, UPVC double glazed frosted window to the side, radiator, part tiled walls, wood effect floor, shower cubicle with electric shower and fully tiled within the shower cubicle.

BEDROOM TWO

10'8" x 8'2" plus walk in area [3.27m x 2.51m plus walk in area]
UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'0" x 10'5" plus walk in area [2.46m x 3.19m plus walk in area]
UPVC double glazed window to the rear, radiator and built in double wardrobe.



BEDROOM FOUR

6'7" x 9'3" plus walk in area [2.02m x 2.84m plus walk in area]
UPVC double glazed windows to the front and radiator.

BATHROOM/W.C.

7'7" x 4'11" [2.33m x 1.50m]
Low flush w.c., pedestal wash basin, panelled bath, UPVC double glazed frosted window to the side, heated chrome towel radiator and fully tiled walls and floor.



OUTSIDE

Driveway to the front providing off street parking leading to an integral garage and lawned garden. Lawned garden to the rear with plants, trees and shrubs bordering incorporating flagged patio area.



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.