



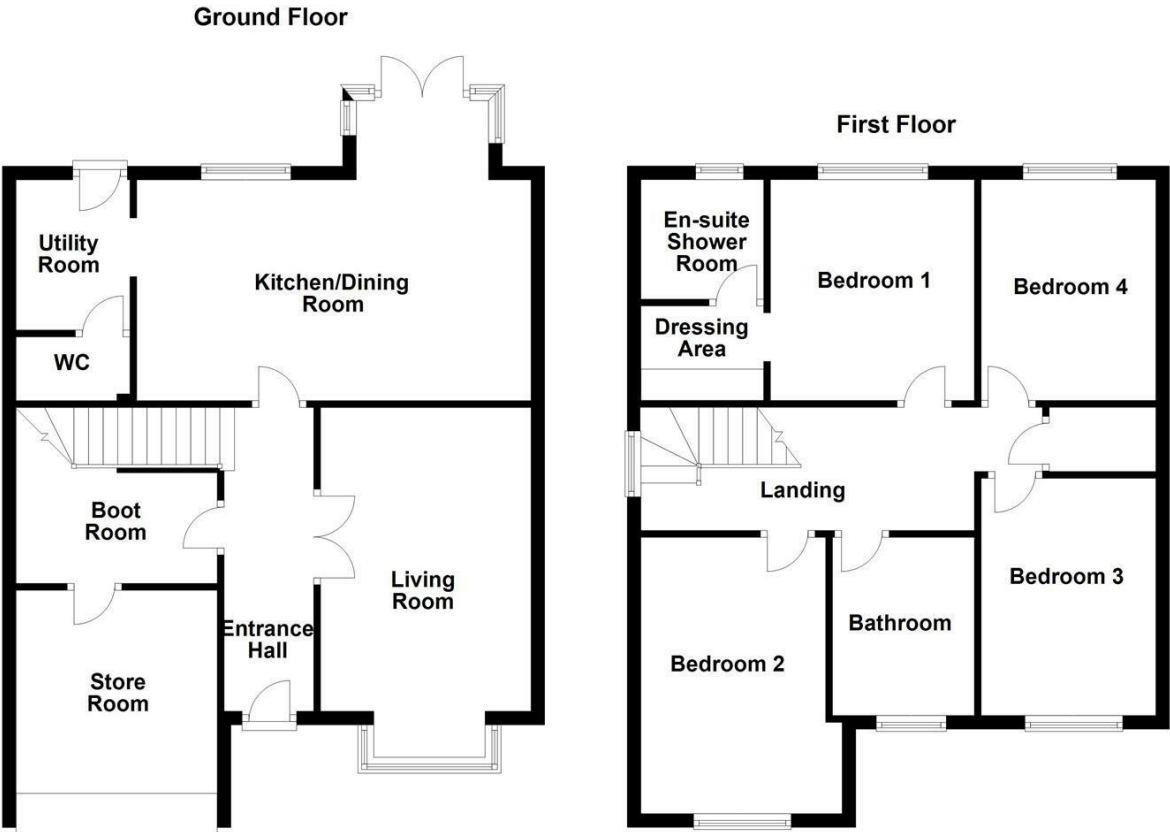
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

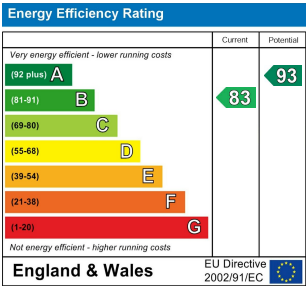


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



17 Sward Way, Crofton, WF4 1FB

For Sale Freehold £360,000

Situated on this modern development in Crofton is this generously proportioned four bedroom detached family home benefitting from en suite, converted garage, ample off road parking, an attractive rear garden with open aspect field views.

The property briefly comprises of the entrance hall, living room, kitchen/dining room, utility room, downstairs w.c. and converted garage with boot room and store room. The first floor landing leads to four bedrooms (with bedroom one boasting en suite facilities) and the house bathroom/w.c. Outside to the front is a block paved driveway providing ample off road parking with paved pathway and lawn. To the rear is a large Indian stone paved patio, perfect for al fresco dining and an attractive lawned garden with timber summerhouse, timber pergola with Indian stone paved seating area below, timber shed and fully enclosed by timber fencing and solid brick built walls with open aspect field views.

Situated in Crofton, the property is ideally located for all local shops and amenities including schools whilst being only a short drive away from Wakefield city centre.

Ready to move into, this property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, central heating radiator, fully tiled floor, staircase to the first floor landing and doors to the kitchen/diner and boot room. Double timber doors leading into the living room.

LIVING ROOM

10'2" x 14'8" [min] x 17'7" [max] [3.10m x 4.48m [min] x 5.37m [max]]
UPVC double glazed bay window overlooking the front aspect, central heating radiator and an electric fire on a decorative hearth with decorative interior and surround.



KITCHEN/DINING ROOM

10'7" [min] x 14'4" [max] x 19'2" [3.24m [min] x 4.39m [max] x 5.86m]
Range of wall and base high gloss units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring gas hob, breakfast bar, space for a fridge/freezer and plinth lighting. Two central heating radiators, fully tiled floor, spotlights to the ceiling, UPVC double glazed window overlooking the rear aspect and set of UPVC double glazed French doors leading into the rear garden. Feature archway providing access into the utility room.



UTILITY ROOM

5'4" x 7'2" [1.65m x 2.19m]
Composite rear entrance door leading into the rear garden. Range of wall units with laminate work surface, space and plumbing for a washing machine, fridge and slimline dishwasher. Fully tiled floor, central heating radiator and door to the downstairs w.c.

W.C.

5'1" x 2'11" [1.56m x 0.91m]
Low flush w.c., part tiled walls, wall hung wash basin with chrome mixer tap, central heating radiator and wall mounted extractor fan.

BOOT ROOM

5'3" [min] x 8'7" [max] x 9'10" [1.62m [min] x 2.64m [max] x 3.01m]
Part of the converted garage comprising high gloss storage cupboard housing the boiler, power and light. Door to the store room.

STORE ROOM

10'9" x 9'7" [3.28m x 2.94m]
Part of the converted garage comprising manual up and over door with light.

FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, central heating radiator, access to the half boarded loft and doors to four bedrooms, the house bathroom and airing cupboard.

BEDROOM ONE

10'10" x 9'10" [3.31m x 3.01m]
UPVC double glazed window overlooking the rear elevation enjoying the field views, central heating radiator and feature archway into the dressing area.



DRESSING AREA

0'0".262'5" x 5'10" [0..80m x 1.80m]
Fitted double wardrobe with mirrored glass sliding doors, inset spotlights and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'9" x 5'10" [1.77m x 1.79m]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and enclosed shower cubicle with mixer shower. Partially tiled walls, UPVC double glazed frosted window overlooking the rear elevation, wall mounted extractor fan, inset spotlights and central heating radiator.

BEDROOM TWO

13'3" x 8'10" [min] x 9'6" [max] [4.06m x 2.71m [min] x 2.91m [max]]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

11'5" x 8'7" [3.48m x 2.64m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR

10'9" x 8'9" [3.30m x 2.67m]
UPVC double glazed window overlooking the rear elevation with open aspect field views and central heating radiator.

BATHROOM/W.C.

8'6" x 6'11" [2.60m x 2.11m]
Four piece suite comprising enclosed shower cubicle with mixer shower, low flush w.c., panelled bath with mixer tap and pedestal wash basin with mixer tap. Partially tiled walls, central heating radiator, wall mounted extractor fan, inset spotlights and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front of the property is a double block paved driveway providing ample off road parking, paved pathway to the front door and lawned garden. A paved pathway runs down the left hand side through a timber gate accessing the enclosed rear garden. Within the rear garden is a large Indian stone paved patio, perfect for entertaining and dining purposes and an attractive lawned garden with timber summerhouse and timber pergola with Indian stone paved seating area below, timber shed and fully enclosed by timber fencing and solid brick built walls with open aspect field views.



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.