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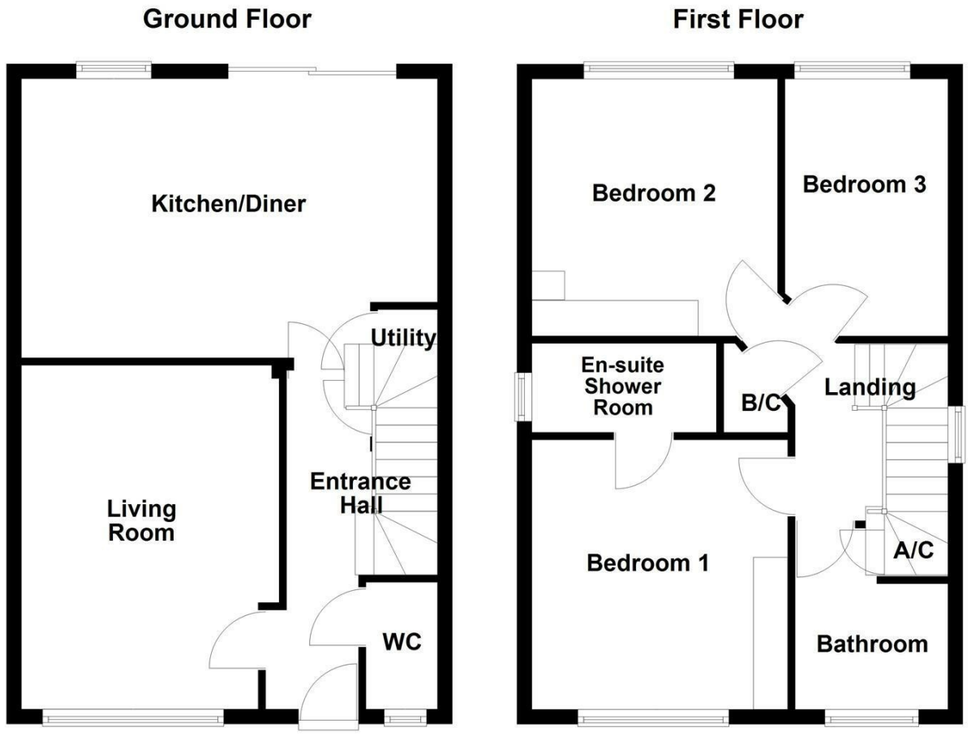


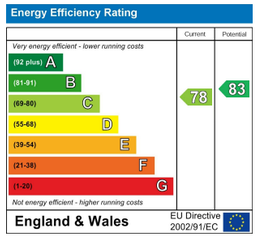
12 Oakdene Drive, Crofton, Wakefield, WF4 1RH

For Sale Freehold £300,000

Located on this modern and sought after development, this well presented three bedroom detached home offers stylish and spacious accommodation throughout. The property benefits from a contemporary, generously sized kitchen/diner with integrated appliances and sliding patio doors opening onto the low maintenance rear garden.

Accessed via the entrance hall, the ground floor comprises a downstairs WC, a spacious living room, and a built in cloakroom cupboard, with a staircase rising to the first floor landing. To the first floor are three double bedrooms, with bedrooms one and two benefiting from fitted wardrobes. Bedroom one further enjoys a modern en suite shower room, while the accommodation is completed by a contemporary three piece house bathroom. Externally, the property boasts a low maintenance AstroTurf front garden with a paved pathway leading to a covered porch. A tarmacadam driveway runs to the side of the property, providing off road parking for several vehicles and access to the single detached garage, which is equipped with power, lighting, and a manual up-and-over door. The enclosed rear garden is designed for ease of maintenance and features an Indian stone patio area, AstroTurf lawn section, and planted borders with established shrubs and bushes, all enclosed by timber panel fencing.

The property is well located for local amenities and schools, with regular bus services to Wakefield city centre and convenient access to the M1 motorway, making it ideal for commuters. This quality home must be viewed to be fully appreciated.



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
A composite front entrance door leads into the entrance hall, featuring laminate flooring and a staircase to the first floor landing. There is a central heating radiator and four doors providing access to the downstairs WC, living room, kitchen diner, and a built in cloakroom cupboard located beneath the stairs.

LIVING ROOM
15'3" x 11'5" (max) x 10'5" (min) (4.65m x 3.49m (max) x 3.20m (min))
UPVC double glazed window overlooking the front elevation, a central heating radiator, and laminate flooring throughout.

DOWNSTAIRS W.C.
3'2" x 5'8" (0.97m x 1.73m)
Comprising a low flush W.C. and wall hung wash hand basin with mixer tap and tiled splashback. There is a central heating towel warmer, extractor fan, and a UPVC double glazed frosted window overlooking the front elevation.

KITCHEN/DINER
18'4" x 12'11" (max) x 12'2" (min) (5.60m x 3.95m (max) x 3.73m (min))
UPVC double glazed window overlooks the rear garden, with a UPVC double glazed sliding door providing access to the rear, central heating radiator and a door leading to the utility cupboard, which houses a granite work surface, plumbing for a washing machine, space for a tumble dryer above, and an extractor fan. Fitted with a range of wall and base high gloss units with granite work surfaces and matching upstands, complemented by tiled splashbacks, 1½ bowl stainless steel sink with drainer and swan neck mixer tap. Integrated appliances include an AEG oven and grill, integrated microwave above, four ring gas hob with stainless steel splashback and extractor hood, integrated dishwasher, and a 50/50 integrated fridge freezer. Downlights are fitted within the wall units and the room benefits from porcelain tiled flooring.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, a central heating radiator, loft access, and five doors providing access to three bedrooms, the boiler cupboard, and the house bathroom. Additional loft access is also available from this area.

BEDROOM ONE
11'3" x 11'10" (3.43m x 3.63m)
UPVC double glazed window overlooks the front elevation. The room benefits from a fitted triple wardrobe with high gloss doors, a central heating radiator, and a door providing access to the en-suite shower room.

EN SUITE SHOWER ROOM
4'0" x 8'4" (1.23m x 2.55m)
Comprising a three piece suite including an enclosed shower cubicle with glass screen and chrome mixer shower with shower head and attachment, a low flush WC, and a wash hand basin with mixer tap set into a vanity unit with granite work surface. A vanity mirror with integrated LED lighting is fitted above. Additional features include a UPVC double glazed frosted window to the side elevation, inset ceiling spotlights, extractor fan, chrome ladder style towel radiator, and fully tiled walls and flooring.

BEDROOM TWO
10'11" x 11'5" (3.34m x 3.48m)
UPVC double glazed window overlooking the rear elevation, a central heating radiator, and fitted furniture including a double wardrobe, bedside drawers, and a dressing table.

BEDROOM THREE
11'3" x 7'2" (3.45m x 2.19m)
UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM
6'10" x 8'3" (max) x 5'6" (min) (2.09m x 2.52m (max) x 1.70m (min))
Comprising a three piece suite including a wall-hung wash hand basin with mixer tap and vanity mirror above, a low flush WC, and a panelled bath with mixer tap, glass shower screen, and separate shower over. Additional features include a chrome towel radiator, wall mounted shaver socket, UPVC double glazed frosted window overlooking the front elevation, extractor fan, and a door providing access to the airing cupboard.

OUTSIDE
To the front of the property is a low maintenance AstroTurf garden with a covered porch and planted border. A tarmac driveway provides block paved off road parking for several vehicles and leads to a single detached garage with manual up-and-over door, power, and lighting. A timber gate provides access to the rear garden. The rear garden is fully enclosed and features an 'L' shaped Indian stone paved patio area, ideal for outdoor dining and entertaining. This overlooks a central low maintenance AstroTurf lawn with planted borders to the rear, containing a variety of plants and shrubs. There are timber fences to all three sides, making it ideal for children and pets.

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.