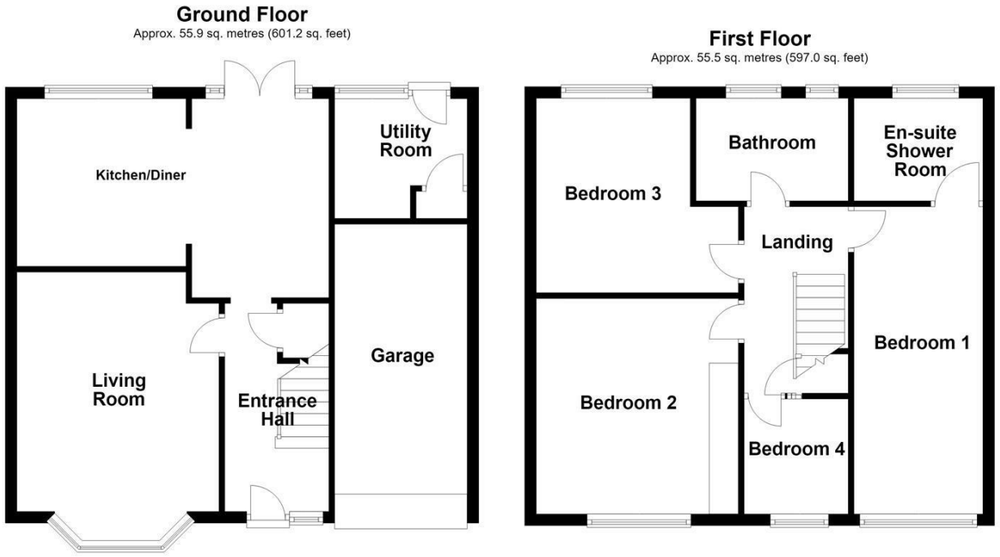


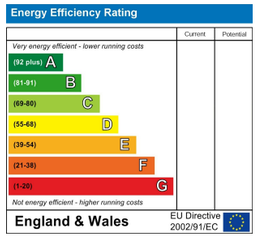

Total area: approx. 111.3 sq. metres (1198.2 sq. feet)

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.

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# 1 Woodlands, Crofton, Wakefield, WF4 1SJ

## For Sale Freehold £365,000

A superb opportunity to purchase this well presented four bedroom detached family home, occupying an enviable corner plot with gardens extending to three sides, ample off road parking and an integral single garage.

The spacious accommodation briefly comprises an entrance hall with useful understairs storage, a generous living room, a modern fitted kitchen and dining room with French doors opening onto the rear garden, and a separate utility room. To the first floor, the landing provides access to four well proportioned bedrooms and the house bathroom. The principal bedroom benefits from en suite shower facilities, while bedroom two features fitted wardrobes. Externally, a double width tarmac driveway provides ample off road parking and leads to the integral single garage, which has a manual up-and-over door. The front garden is mainly laid to lawn with planted borders, while a paved pathway leads around the side of the property to the enclosed rear garden. The rear garden is arranged over two sections and features two paved patio areas, ideal for outdoor dining and entertaining. An attractive L-shaped lawn extends around the side of the property, complemented by a timber shed and useful bin storage area. Timber fencing encloses the garden, creating a private and secure outdoor space.

The property is conveniently situated close to local amenities and schools, with excellent access to the M1 motorway network and Wakefield city centre.

Only a full internal inspection will reveal the quality and space this excellent family home has to offer. An early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
UPVC double glazed entrance door with frosted panels leading into the entrance hall. There is a UPVC double glazed frosted window overlooking the front aspect, laminate flooring, a staircase with handrail leading to the first floor landing and a central heating radiator with decorative cover. Doors provide access to the living room and understairs storage cupboard, with a feature archway leading into the open plan kitchen diner.

### LIVING ROOM
11'0" x 14'4" (3.37m x 4.39m)
Featuring a ceiling rose, coving to the ceiling and an electric fire set on a marble hearth with matching interior and decorative surround. There is a central heating radiator and a UPVC double glazed box window overlooking the front aspect.



### KITCHEN DINER
18'5" x 9'11" (max) x 8'4" (min) (5.62m x 3.03m (max) x 2.56m (min))
Fitted with a range of high gloss wall and base units with quartz work surfaces over, incorporating a stainless steel sink and drainer with swan-neck mixer tap. Appliances include a five ring Neff induction hob with glass splashback and extractor hood, an integrated Neff oven and grill with integrated Neff microwave above, an integrated fridge and an integrated full-size Neff dishwasher. There is also a built-in wine rack. A UPVC double glazed window overlooks the rear garden, while UPVC double glazed French doors with an adjoining glazed panel provide direct access outside. There is also a central heating radiator with decorative cover and a door leading into the utility room.

### UTILITY ROOM
7'6" x 6'9" (2.29m x 2.08m)
Fitted with a range of base units with laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. There is space for a freestanding fridge freezer, plumbing and space for a washing machine and space for a tumble dryer above the work surface. The room also benefits from a central heating radiator, a built in cloaks cupboard with coat hooks, a UPVC double glazed window overlooking the rear garden and a UPVC double glazed door providing access outside.

### FIRST FLOOR LANDING
Providing access to four bedrooms and the house bathroom. There is loft access with a folding wooden ladder, a smoke alarm and a useful storage cupboard positioned over the bulkhead of the staircase.

### BEDROOM ONE
17'1" x 7'6" (5.22m x 2.31m)
Featuring laminate flooring, coving to the ceiling, a central heating radiator and a UPVC double glazed window overlooking the front elevation. A door provides access to the en suite shower room.



### EN SUITE SHOWER ROOM
7'6" x 5'6" (2.31m x 1.68m)
Fitted with a three piece suite comprising a large corner shower enclosure with curved sliding glass doors and electric shower, a low flush WC and a wash basin with mixer tap set within a vanity unit. There is a central heating radiator, partially tiled walls, a frosted UPVC double glazed window overlooking the rear elevation and an extractor fan.



### BEDROOM TWO
12'0" x 11'6" (3.66m x 3.53m)
Featuring a fitted double wardrobe with mirrored sliding doors, coving to the ceiling, a ceiling fan, central heating radiator and laminate flooring. A UPVC double glazed window overlooks the front elevation.



### BEDROOM THREE
10'10" x 11'7" (max) x 9'4" (min) (3.31m x 3.55m (max) x 2.86m (min))
With a UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



### BEDROOM FOUR
6'6" x 6'6" (2.0m x 2.0m)
Featuring laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation.

### BATHROOM
8'9" x 5'4" (2.68m x 1.65m)
Fitted with a three piece suite comprising a panelled bath with mixer taps, a folding glass shower screen and separate mixer shower over, a large wash basin with mixer tap set within a vanity unit and a low flush WC. There are two frosted UPVC double glazed windows overlooking the rear elevation, a central heating radiator and fully tiled walls.



### OUTSIDE
To the front, a double-width tarmac driveway provides ample off road parking and leads to the integral single garage, which has a manual up-and-over door. The attractive front garden is mainly laid to lawn with planted borders to two sides. A paved pathway runs along the right hand side of the property, bordered by a low maintenance pebbled area, with a timber gate providing access to the rear garden. The enclosed rear garden features two tiered paved patio areas, ideal for outdoor dining and entertaining. There are two external power sockets, outdoor lighting and a sensor light positioned around the rear of the property. An attractive L-shaped lawn wraps around the side of the property, where there is an additional outdoor power socket, external light and sensor light. A further timber gate provides access to the front.

There is also a paved bin storage area and a timber garden shed. Timber panelled fencing surrounds the garden on all three sides, creating a fully enclosed outdoor space.



### 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.