

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 19 Bedford Farm Court, Crofton, Wakefield, WF4 1AN

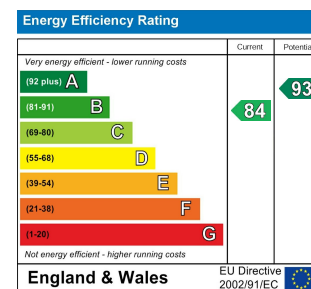
For Sale Freehold Offers Over £415,000

Nestled within a sought after modern development in the popular village of Crofton is this superbly presented four bedroom detached family home. Offering spacious and versatile accommodation arranged over three floors, ample off road parking, a detached garage and a beautifully landscaped rear garden, making it an opportunity not to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor and doors leading to the living room, kitchen diner and downstairs WC. The living room enjoys direct access to the rear garden, whilst the spacious kitchen diner leads through to a utility room, which also provides access to the rear garden and benefits from useful understairs storage. To the first floor, the landing provides access to the second floor and leads to two bedrooms and the family bathroom. The principal bedroom enjoys the added benefit of a dressing room and en suite shower facilities. To the second and final floor are two further bedrooms and an additional shower room. Bedroom three also benefits from a storage cupboard housing the hot water tank and access to the loft space. Externally, the front of the property features a block paved driveway providing off road parking for up to five vehicles, complemented by decorative gravelled and planted borders. The driveway leads to a detached single garage with power, lighting and an up and over door. The beautifully landscaped rear garden is a particular feature of the property and incorporates a circular lawn with decorative gravelled, planted and bark borders, complemented by mature shrubs and flowers throughout. A porcelain paved patio and composite decked seating area with glass balustrade and railway sleeper edging create the perfect setting for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Crofton remains a highly desirable location, with local shops, schools and everyday amenities all within easy reach. Regular bus services operate nearby and Sandal & Agbrigg railway station is only a short distance away, whilst Wakefield's city centre railway stations provide direct links to Leeds, Manchester and London. Excellent access to both the M1 and M62 motorway networks also makes the property ideal for commuters, whilst the surrounding area offers an abundance of scenic walks and open countryside.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



### 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.

### 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



#### ACCOMMODATION

##### ENTRANCE HALL

8'8" x 3'5" (2.66m x 1.06m)

Accessed via a composite front entrance door with frosted glazed panel, the spacious entrance hall features a staircase leading to the first floor, central heating radiator and doors leading to the downstairs W.C., living room and kitchen diner.

##### W.C.

3'2" x 5'7" (0.97m x 1.72m)

Fitted with a low flush W.C., wall mounted wash basin with mixer tap, partial tiling, extractor fan and central heating radiator.

##### LIVING ROOM

22'11" x 5'11" (7.00m x 1.81m)

A superb dual aspect reception room with UPVC double glazed box window to the front and UPVC double glazed French doors opening onto the rear garden. Featuring two central heating radiators and a bespoke media wall with fitted shelving and cupboards.



##### KITCHEN/DINER

21'1" x 8'6" (6.45m x 2.60m)

Fitted with a range of modern shaker style wall and base units with laminate work surfaces over, incorporating a stainless steel 1½ bowl sink and drainer with mixer tap. Integrated appliances include a double oven, dishwasher and fridge freezer, together with a five ring gas hob with stainless steel splashback and extractor hood above. Further features include tiled flooring throughout, partial ceiling spotlights, dual aspect UPVC double glazed windows

to the front and rear elevations and two central heating radiators. An opening leads through to the utility room.



##### UTILITY ROOM

6'7" x 6'3" (2.03m x 1.92m)

Fitted with matching wall and base units with laminate work surfaces, integrated washing machine, space and plumbing for a tumble dryer, tiled flooring and central heating radiator. There is access to the understairs storage cupboard, a composite rear entrance door with glazed panel and the Vaillant boiler is housed within this room.

##### FIRST FLOOR LANDING

Dual aspect UPVC double glazed windows to the front and rear elevations, two central heating radiators, staircase leading to the second floor and doors providing access to bedroom one, bedroom two and the house bathroom.

##### BEDROOM ONE

10'4" x 13'1" (3.17m x 4.00m)

A spacious double bedroom with UPVC double glazed window to the front elevation, central heating radiator and an opening through to the dressing room.



##### DRESSING ROOM

7'10" x 5'2" (2.40m x 1.60m)

Ceiling spotlights, UPVC double glazed window to the rear elevation, central heating radiator and a range of fitted wardrobes with sliding mirrored doors. A door leads through to the en suite shower room.

##### EN SUITE SHOWER ROOM/W.C.

5'4" x 7'10" (1.65m x 2.40m)

Appointed with a low flush W.C., pedestal wash basin with mixer tap and a shower cubicle with mains fed shower and glazed screen. Further features include ceiling spotlights, extractor fan, central heating radiator, frosted UPVC double glazed window to the rear elevation and half tiled walls.



##### BEDROOM TWO

8'7" x 14'2" (2.63m x 4.32m)

UPVC double glazed window to the front elevation, central heating radiator and a comprehensive range of fitted wardrobes, storage cupboards and vanity unit.



##### BATHROOM/W.C.

8'6" x 4'0" (2.61m x 1.22m)

Fitted with a low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower cubicle with mains fed shower and glazed screen. Finished with half tiled walls, central heating radiator, ceiling spotlights, extractor fan and a frosted UPVC double glazed window to the rear elevation.



##### SECOND FLOOR LANDING

10'0" x 4'1" (3.05m x 1.26m)

Velux skylight, central heating radiator and doors leading to bedroom three, bedroom four and the shower room.

##### BEDROOM THREE

13'5" x 10'0" (4.11m x 3.07m)

UPVC double glazed window to the front elevation, central heating radiator, loft access and a range of fitted wardrobes, storage cupboards and desk units. A built-in cupboard provides access to the hot water cylinder.

##### BEDROOM FOUR

7'6" x 8'10" (2.30m x 2.70m)

UPVC double glazed window to the front elevation and central heating radiator.

##### SHOWER ROOM/W.C.

5'5" x 5'6" (1.66m x 1.70m)

Fitted with a low flush W.C., pedestal wash basin with mixer tap and a shower cubicle with mains fed shower and glazed screen. Further features include a skylight, extractor fan, central heating radiator, ceiling spotlights and half tiled walls.

##### OUTSIDE

To the front, there is a low maintenance garden with a block paved driveway providing off road parking for at least five vehicles, together with pebbled and planted borders and access to the single detached garage. The garage benefits from an up and over door, power, lighting and a rear access gate into the garden. To the rear, the beautifully landscaped garden incorporates a circular lawn with block paved edging and planted pebble and wood chipped borders with mature shrubs and flowers throughout. There is also a porcelain patio and raised composite decked seating area with partial railway sleeper borders, perfect for outdoor dining and entertaining. The garden is enclosed by walls and timber fencing, ideal for both pets and children.



##### COUNCIL TAX BAND

The council tax band for this property is E.

##### 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.