



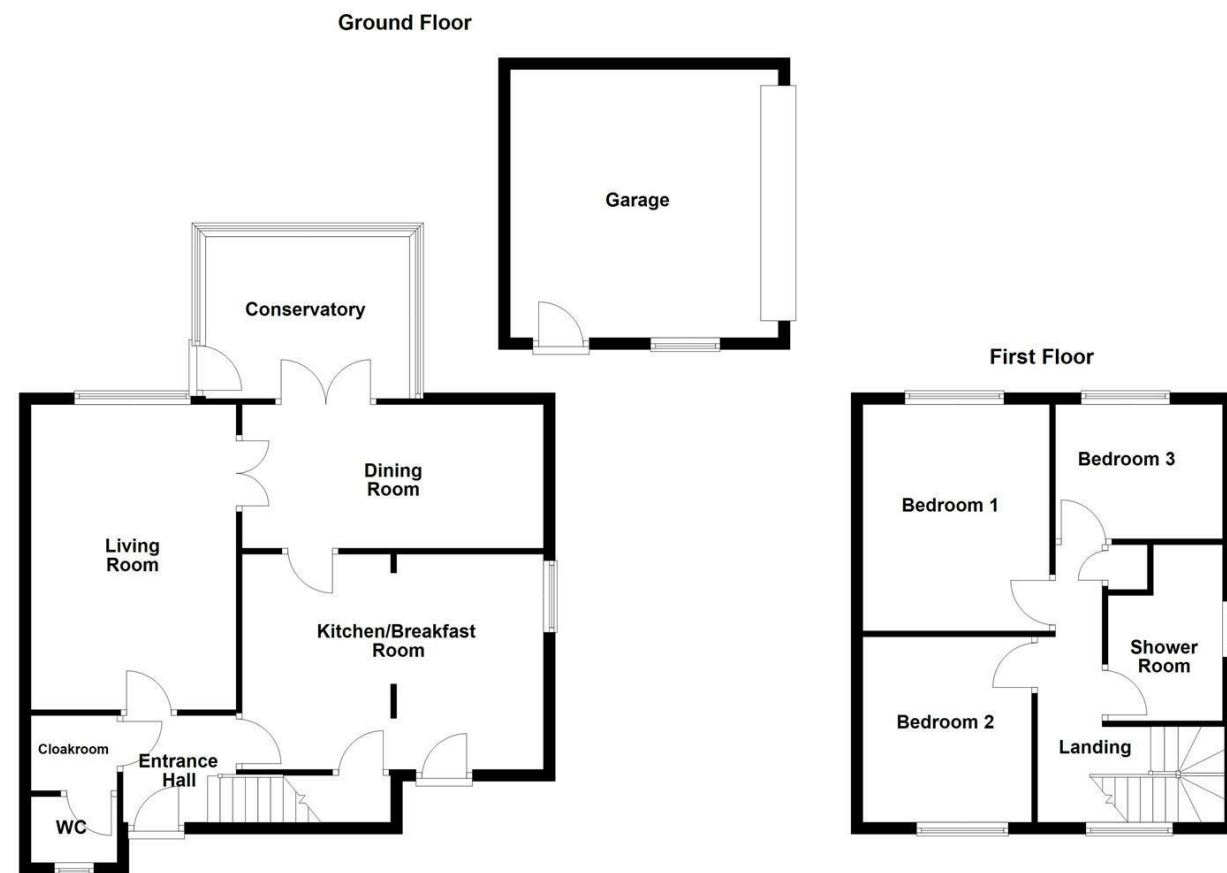
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11 Wentworth Drive, Crofton, Wakefield, WF4 1LH

For Sale Freehold £325,000

Situated on a sought after development in the popular village of Crofton is this deceptively spacious three bedroom detached family home. Offering well proportioned accommodation throughout, the property benefits from multiple reception rooms enhanced by a side extension, a substantial front garden, ample off road parking and a detached garage, making it an ideal purchase for the growing family.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the cloakroom, living room and kitchen breakfast room. The cloakroom provides access to a downstairs WC, whilst both the living room and kitchen breakfast room lead through to the dining room. The dining room in turn opens into the conservatory, creating an excellent space for family living and entertaining with direct access to the rear garden. To the first floor, the landing provides access to the loft space, a useful airing cupboard, three well proportioned bedrooms and a modern shower room. Externally, the property enjoys a generous front garden, predominantly laid to lawn. The detached garage benefits from power, lighting and an electric roller door, with a tarmac driveway providing off road parking for two vehicles. The rear garden has been thoughtfully landscaped and incorporates paved patio seating areas, ideal for outdoor dining and entertaining with a garden shed, enclosed by timber fencing.

Crofton is a highly regarded village location, particularly popular with families due to its excellent range of local amenities, schools and recreational facilities. A wider selection of shopping and leisure amenities can be found in nearby Wakefield city centre. Regular bus routes serve the area, whilst Sandal and Agbrigg railway station is within easy reach and Wakefield's two mainline railway stations provide direct services to Leeds, Manchester and London. The M1 and M62 motorway networks are also readily accessible, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the space, versatility and potential this excellent family home has to offer. Offered for sale with no chain, an early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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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.

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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



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ACCOMMODATION

ENTRANCE HALL

51'1" x 6'3" [1.82m x 1.93m]
Composite front entrance door with frosted stained glass panel, central heating radiator, staircase to the first floor landing and doors leading through to the cloakroom, living room and kitchen breakfast room.

CLOAKROOM

4'9" x 4'2" [1.47m x 1.28m]
Useful cloakroom area with door leading through to the downstairs W.C.

W.C.

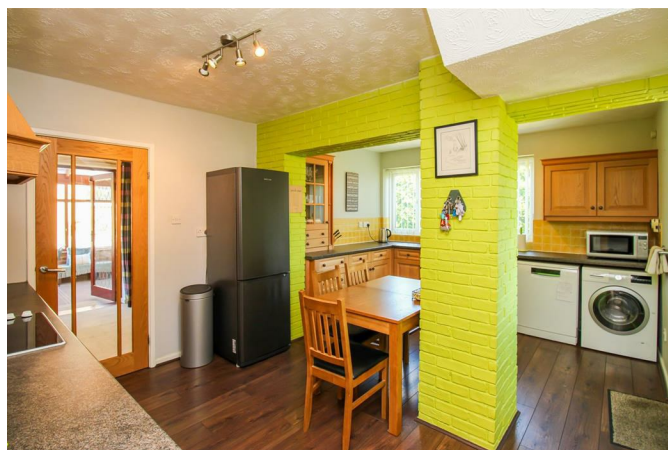
4'9" x 3'10" [1.47m x 1.17m]
Fitted with a concealed cistern low flush W.C. and ceramic wash basin set within a storage unit with mixer tap and tiled splashback. Chrome ladder style radiator and frosted UPVC double glazed window to the front.

LIVING ROOM

17'0" x 11'6" [5.20m x 3.51m]
UPVC double glazed window to the rear, central heating radiator, double doors leading through to the dining room and a gas fireplace with stone brick style hearth and surround beneath a wooden mantel.

KITCHEN BREAKFAST ROOM

11'9" x 16'10" [3.60m x 5.15m]
Fitted with a range of wall and base units with laminate work surfaces over incorporating a ceramic 1.5 bowl sink and drainer with mixer tap. Four ring electric hob with extractor hood above, integrated double oven, space and plumbing for a washing machine and dishwasher, and space for a fridge freezer. Central heating radiator, UPVC double glazed window to the side, composite entrance door with frosted stained glass panel, useful storage cupboard and door leading through to the dining room.



DINING ROOM

7'10" x 17'1" [2.40m x 5.21m]
Central heating radiator with double doors leading through to both the living room and conservatory.



CONSERVATORY

11'4" x 9'1" [3.47m x 2.78m]
Surrounded by timber framed double glazed windows and benefiting from a wall mounted electric heater.



FIRST FLOOR LANDING

UPVC double glazed window to the front, loft access, central heating radiator, airing cupboard housing the hot water tank and doors leading through to three bedrooms and the shower room.

BEDROOM ONE

12'1" x 10'5" [3.70m x 3.20m]
UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator and fitted wardrobes with partially mirrored sliding doors.



BEDROOM TWO

10'11" x 9'10" [3.35m x 3.00m]
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes together with a fitted vanity unit.



BEDROOM THREE

7'4" x 9'4" [2.25m x 2.85m]
UPVC double glazed window to the rear and central heating radiator.



SHOWER ROOM/W.C.

6'2" x 9'6" [1.90m x 2.90m]
Comprising a concealed cistern low flush W.C., ceramic wash basin set within a storage unit with mixer tap and a shower cubicle with electric shower and glazed screen. Further benefits include a central heating radiator, additional ladder style towel rail, extractor fan, recessed ceiling spotlights, partial tiling and a frosted UPVC double glazed window to the side.



OUTSIDE

To the front, the property enjoys a generous lawned garden with slate and mature shrub borders. There is a tarmac driveway providing off road parking for two vehicles leading to the detached garage. The rear garden is tiered and incorporates paved patio seating areas, ideal for outdoor dining and entertaining and a garden shed.



GARAGE

15'1" x 15'1" [4.60m x 4.62m]
Detached garage with vaulted ceiling, power, lighting, electric roller door, composite side access door with frosted glazed panel and frosted UPVC double glazed window to the side.

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.