

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

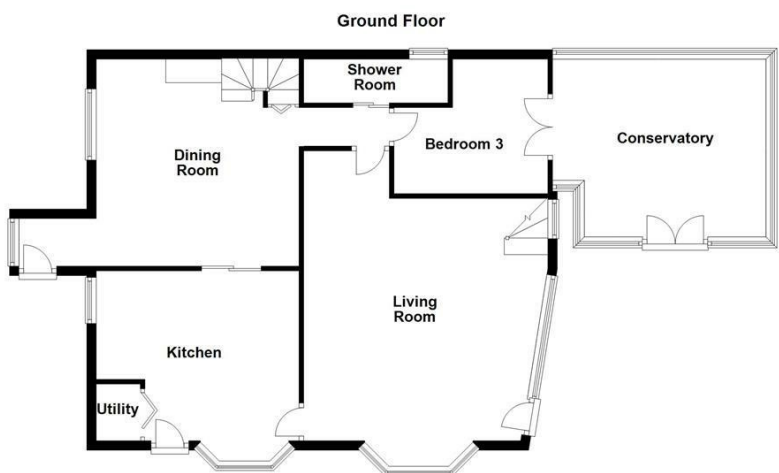
NORMANTON

01924 899 870

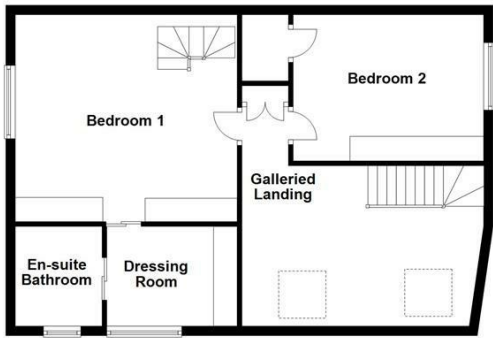
PONTEFRACT & CASTLEFORD

01977 798 844

Ground Floor



First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

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.

20 The Avenue, Crofton, Wakefield, WF4 1NB









For Sale Freehold O.I.R.O £330,000

Set back from the main road within a substantial plot is this spacious and extended three bedroom semi detached house, offering huge potential throughout and benefits from two reception rooms, conservatory with underfloor heating overlooking the private rear garden and double detached garage and an additional large garage/workshop.

The accommodation fully comprises of a dining room with a feature fireplace, kitchen with built in utility cupboards, large living room with staircase leading to the galleried landing, bedroom three with fitted furniture, a downstairs shower room/w.c. and a good size conservatory. To the first floor there are two further double bedrooms, both with fitted furniture and bedroom one boasts its own dressing room, en suite bathroom and additional access from the ground floor via a curved staircase. Outside, to the front a double swing gate provides access onto the paved driveway passing the detached double garages with quarter panel electric doors, power and lighting. The driveway continues to the neighbouring property for access. A turning circle area provides off road parking for the property, a low maintenance pebbled seating area and a cast iron gate provides access into the private low maintenance rear garden with large paved patio area with timber wooden pergola.

Located in the desirable village of Crofton, which is approximately four miles southeast of Wakefield city centre, regular bus routes link Crofton with Wakefield and other surrounding areas, for those looking to commute further afield then access to the M1 and M62 motorways is a ten-fifteen minute drive away. Local amenities such as shops and Anglers Country Park are nearby. For schooling there is a variety of primary and secondary schools.

Available with no chain involved and vacant possession. An internal viewing is recommended.

OPEN 7 DAYS A WEEK

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ACCOMMODATION

KITCHEN

Timber door leading into the kitchen with timber bi-folding door into utility cupboard, which has plumbing and drainage for a washing machine with space for a dryer. Central heating radiator, range of wall and base units with laminate work surface over, tiled splashback, space for a fridge freezer, plumbing and drainage for an undercounter dishwasher, four ring gas hob with cooker hood over, strip lighting, UPVC double glazed bay window to the front, UPVC double glazed window to the side, stainless steel sink and drainer with two taps, downlights into the wall cupboards, sliding timber door providing access into the dining room, timber door into the living room, part timber clad walls, part tiled walls, solid wooden beam.



LIVING ROOM

14'11" x 16'11" max x 20'7" min [4.57m x 5.17m max x 6.28m min]
UPVC double glazed bay window to the front aspect, large UPVC double glazed window to the side aspect, UPVC double glazed frosted window to the side, large UPVC double glazed door leading into the low maintenance garden, staircase leading to galleried landing with wooden hand rail, inset spotlights to the ceiling, three central heating radiators. timber door into the inner hallway.



INNER HALLWAY

Door providing access into bedroom three, sliding door to the downstairs shower room and feature archway into the dining room.

DINING ROOM

14'4" x 19'5" max x 14'0" min [4.37m x 5.93m max x 4.29m min]
UPVC double glazed window to the side, timber single glazed window with secondary glazing, timber door to the side, decorative brick chimney breast with solid wooden mantle and Yorkshire stone hearth with inset gas fire. Central heating radiator, exposed beam, bi-folding timber doors with a curved staircase leading to bedroom one, two wall lights.



DOWNSTAIRS SHOWER ROOM/W.C.

3'1" x 10'1" [0.94m x 3.08m]
Low flush w.c. with concealed cistern, wash basin with two taps built into laminate work surface with tiled splashback and vanity cupboards. Central heating radiator, tiled floor, shower cubicle with shower curtain and mixer shower. Tiled walls, UPVC double glazed frosted window with built in extractor, shaver socket point.

BEDROOM THREE

9'10" x 10'7" max x 6'5" min [3.02m x 3.25m max x 1.97m min]
Currently utilised as an office by the current owners. Built in desk with fitted wardrobes and fixed shelving. Central heating radiator, fitted double wardrobe and double timber French doors leading into the conservatory.

CONSERVATORY

14'9" x 12'5" [4.52m x 3.79m]
Underfloor heating, timber double glazed windows to all sides, timber framed French doors leading into the low maintenance garden, light and power. Tiled floor.

FIRST FLOOR GALLERIED LANDING

Central heating radiator, built in storage cupboards with shelving, doors into bedrooms.

BEDROOM ONE

15'5" x 14'3" [4.70m x 4.35m]
Accessed via the curved staircase from the dining room and galleried landing. A range of fitted wardrobes to one wall, a timber double glazed window overlooking the side elevation, central heating radiator, sliding door providing access into the dressing room.



DRESSING ROOM

6'10" x 9'0" [2.10m x 2.75m]
Fitted double wardrobe with sliding doors, fitted drawers and fixed shelving, loft access, UPVC double glazed window to the front elevation, central heating radiator and sliding timber door providing access to the en suite bathroom/w.c.

EN SUITE/W.C.

5'8" x 6'9" [1.75m x 2.08m]
Deep panelled bath with two taps, shower over and shower curtain.

Low flush w.c. with concealed cistern, wash basin with two taps built into laminate work surface with vanity cupboards below, inset spotlights, vanity mirror, timber framed double glazed frosted window to the front, central heating radiator, tiled walls, UPVC cladding to the ceiling, tiled floor.

BEDROOM TWO

13'2" x 10'2" [4.03m x 3.11m]
UPVC double glazed window to the side elevation, central heating radiator, fitted dressing table and fitted wardrobes to one walls. Door providing access to a built in walk in wardrobe with rails and shelving.

OUTSIDE

The property is approached via a timber timber 5 bar gate providing access onto the paved driveway providing parking for several vehicles. The property does have a detached double garage both with electric quarter panel doors, two timber framed single glazed frosted windows to the side plus a 2m x 4m timber shed. Raised planted borders with plants and bushes. Off road parking for up to four cars and an additional off road parking space with further planted borders and hedge. Paved pathway to the front entrance door. A paved driveway providing access for the neighbouring property. Steps lead to a low maintenance pebbled seating area with planted borders and stone walling. Outside lighting, outside power sockets and water point connection. Wrought iron gate into the low maintenance rear garden, a large paved patio area idea for entertaining and al-fresco dining, slate borders with bushes, timber wooden pergola, raised planted borders providing privacy. Timber panelled fence surrounds.



GARAGE ONE

15'5" x 18'2" [4.70m x 5.54m]
Built in pit, power and light.

GARAGE TWO

13'5" x 14'8" [4.11m x 4.48m]
Power, light and paved flooring.

PLEASE NOTE

Please be advised the neighbouring property has right of way access.

COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.