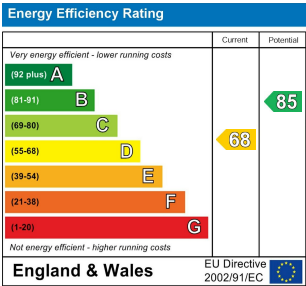


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

**WAKEFIELD**  
01924 291 294

**OSSETT**  
01924 266 555

**HORBURY**  
01924 260 022

**NORMANTON**  
01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



## 18 Greentop, New Crofton, Wakefield, WF4 1JT

### For Sale Freehold £195,000

A modern three bedroomed semi detached house situated towards the head of a cul-de-sac in this popular residential area with a good sized garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a good sized living room with window to both the front and side. Spanning the rear of the property is a good sized dining kitchen with a range of fitted cupboards and integrated cooking facilities. To the first floor the principal bedroom is situated to the front with a built in double fronted wardrobe. There are two further bedrooms to the rear (one of which with a fitted wardrobe) and modern white and chrome bathroom fitted with a three piece suite. Outside, the property has a low maintenance garden to the front, together with driveway parking. Whilst to the rear there is a much larger garden, laid mainly to lawn with a paved patio sitting area.

The property is situated in this popular residential neighbourhood within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which also has its own mainline railway station and ready access to the national motorway network.





ACCOMMODATION

ENTRANCE HALL

Panelled front entrance door, double central heating radiator and stairs to the first floor.

LIVING ROOM

16'0" x 10'5" [4.9m x 3.2m]

Windows to both the front and side, central heating radiator, useful understairs store and provision for a wall mounted television.



DINING KITCHEN

13'5" x 8'10" [4.1m x 2.7m]

Fitted with a range of wood effect wall and base units with wood effect laminate work surfaces and tiled splash backs. Inset acrylic sink unit, four ring gas hob with filter hood over, built in oven, space for an under counter fridge and space for a washing

machine. Window and external door to the rear and wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Loft access hatch and built in airing cupboard housing the insulated hot water cylinder.

BEDROOM ONE

10'5" x 8'10" [3.2m x 2.7m]

Window to the front, central heating radiator and built in double fronted wardrobe.



BEDROOM TWO

10'2" x 5'6" plus recess [3.1m x 1.7m plus recess]

Window overlooking the back garden and central heating radiator.



BEDROOM THREE

6'10" x 5'10" [2.1m x 1.8m]

Window overlooking the back garden, central heating radiator and double fronted fitted wardrobe.



BATHROOM/W.C.

7'2" x 5'6" [2.2m x 1.7m]

Fitted with a three piece white and chrome suite comprising panelled bath with Bristan electric shower over and glazed screen, vanity wash basin with cupboards under and low suite w.c. Frosted window to the side, part tiled walls, double central heating radiator and extractor fan.



OUTSIDE

To the front the property has a garden area, gravelled for low maintenance and a driveway providing off street parking to the side. To the rear of the house there is a patio sitting area, as well as a good sized lawned garden with a useful wooden shed.



TENURE

This property is freehold.

COUNCIL TAX BAND

The council tax band for this property is C.

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.