Richard Kendall Estate Agent

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# 50 Wentworth Drive, Crofton, Wakefield, WF4 1LH

## For Sale Freehold £264,950

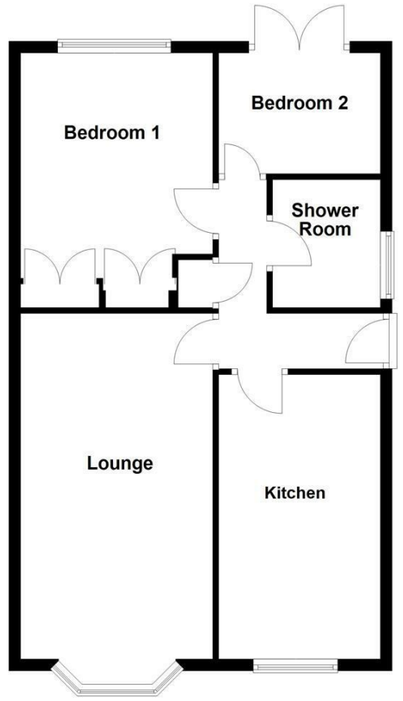
This attractive two bedroom detached bungalow is situated in the popular village of Crofton and offers well presented accommodation throughout. The property benefits from a new gas central heating boiler fitted October 2025 and a new electric consumer unit and electrical inspection, completed February 2026.

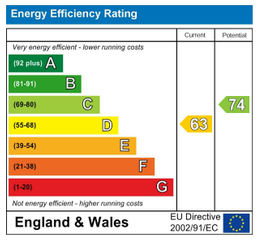
The accommodation briefly comprises an entrance hall, fitted kitchen, spacious living room, two bedrooms both benefitting from fitted wardrobes, and a modern recently installed shower room. The property occupies a generous plot with gardens to both the front and rear, and benefits from a driveway providing off road parking leading to a detached single garage. To the rear, the bungalow enjoys pleasant open field views.

Crofton offers a range of local amenities and is conveniently located within easy reach of Wakefield city centre.

Offered for sale with no onward chain, early viewing is highly recommended.

### Ground 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

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.



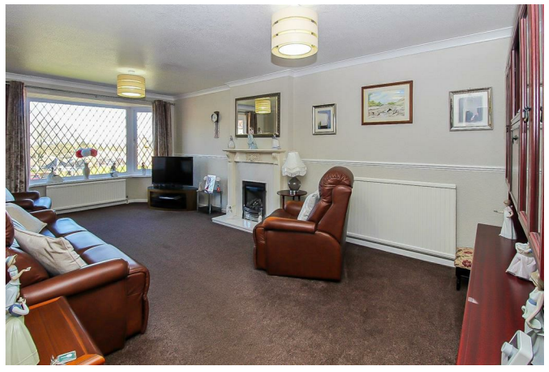
## ACCOMMODATION

### ENTRANCE HALL
UPVC double glazed entrance door leading into the entrance hall with doors to the kitchen, living room, two bedrooms and the shower room. Useful storage cupboard housing the hot water tank and central heating radiator.

### KITCHEN
9'1" x 16'0" (2.79m x 4.88m)
Fitted with a range of wall and base units with laminate work surface incorporating a 1.5 bowl sink and drainer. Inbuilt double electric oven, four ring gas hob with extractor hood above, integrated fridge freezer and space and plumbing for an under counter washing machine. UPVC double glazed windows to the front and side, vinyl flooring, central heating radiator and coving to the ceiling.



### LOUNGE
10'9" x 19'5" (3.30m x 5.93m)
UPVC double glazed bay window to the front, central heating radiator, feature fireplace with gas fire, coving to the ceiling and television point.



### BEDROOM ONE
14'4" x 10'10" (4.39m x 3.31m)
UPVC double glazed window to the rear, central heating radiator, carpeted flooring, coving to the ceiling and a range of fitted wardrobes.





### BEDROOM TWO
9'1" x 9'4" (2.77m x 2.86m)
UPVC double glazed French doors leading out to the rear garden, central heating radiator, wood effect flooring and fitted wardrobes.



### SHOWER ROOM/W.C.
6'0" x 6'7" (1.83m x 2.02m)
Side facing UPVC double glazed frosted window, walk-in shower with electric shower, vanity unit with wash basin and mixer tap, low flush W.C. and heated towel radiator. Wood effect flooring and spotlights to the ceiling.



### OUTSIDE
To the front, there is a lawned garden with a tarmac driveway to the side providing off street parking. To the rear, there is a well maintained enclosed garden with paved patio seating area, lawn, planted borders and fenced boundaries. The property also benefits from open field views beyond and a detached single garage.



### COUNCIL TAX BAND
The council tax band for this property is C.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.