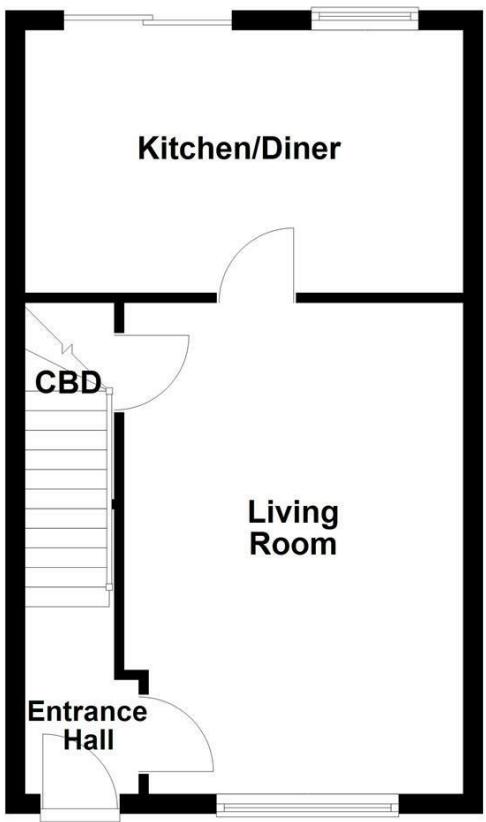
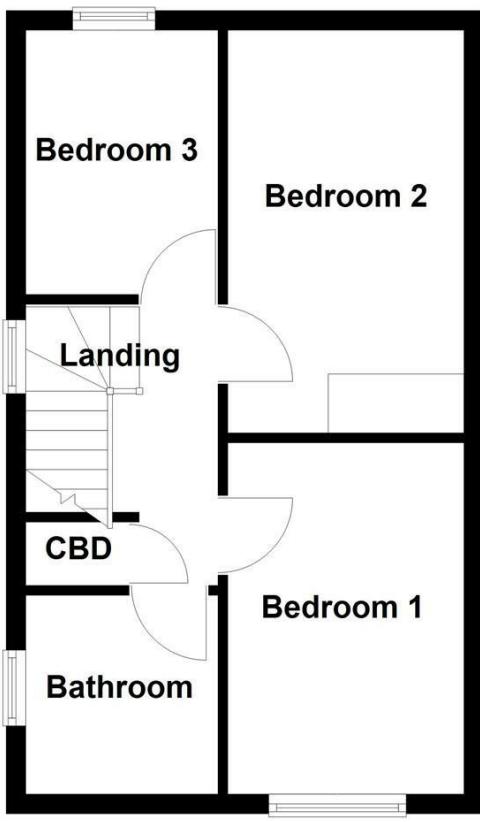


## Ground Floor



## First Floor



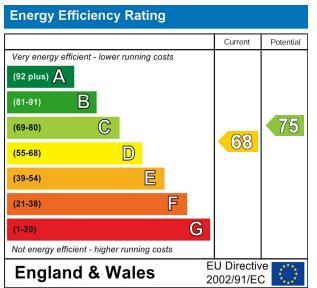
**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



### 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.



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01977 798 844



## 17 Greenside Park, New Crofton, Wakefield, WF4 1JU

**For Sale Freehold £190,000**

A fantastic opportunity to purchase this three bedroom semi detached home, pleasantly situated within a cul-de-sac position with no onward chain and having a burglar alarm installed. The property benefits from off road parking, an enclosed and attractively landscaped rear garden, a spacious kitchen diner, and a generous living room featuring a character fireplace.

The accommodation briefly comprises an entrance hall, a spacious living room with under stairs storage cupboard, and a kitchen diner positioned to the rear with sliding patio doors opening directly onto the garden, completing the ground floor. To the first floor, the landing leads to three well proportioned bedrooms and a three piece house bathroom. Externally, the property boasts a driveway providing off road parking for two vehicles, leading to an attached single garage with manual up and over door, power, and lighting. To the rear is a paved patio area, ideal for outdoor dining, overlooking a well maintained, lawned garden with planted borders and fenced boundaries on all sides, offering a good degree of privacy.

The property is conveniently located close to local amenities, schools, and regular bus routes, with easy access to Wakefield city centre and the M62 motorway network, making it ideal for commuters. This attractive home offers excellent accommodation and would make an ideal purchase for a range of buyers. An early viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

A timber front entrance door leads into the entrance hall, which features a central heating radiator and a staircase rising to the first floor. A door provides access to the living room.

### LIVING ROOM

16'4" x 11'2" [max] x 10'6" [min] [4.99m x 3.41m [max] x 3.21m [min]]  
UPVC double glazed window to the front, central heating radiator, picture rail, living flame gas fire set on a marble hearth with matching inset and wooden decorative surround. Two doors provide access to the understairs storage cupboard and through to the kitchen/diner.



### KITCHEN/DINER

8'9" x 14'5" [2.67m x 4.40m]  
UPVC double glazed windows to the rear, aluminium sliding patio doors open onto the rear, central heating radiator. A range of wall



### BEDROOM TWO

7'9" x 13'6" [2.37m x 4.13m]  
UPVC double glazed window to the rear, central heating radiator, and a fitted double wardrobe.



### BEDROOM THREE

8'9" x 6'5" [2.68m x 1.97m]  
UPVC double glazed window to the rear, central heating radiator, a range of fitted furniture including a dressing table, drawers and wardrobes.



### BATHROOM

6'8" x 6'4" [2.04m x 1.95m]  
Frosted UPVC double glazed window to the side, central heating radiator, part tiled walls, extractor fan. Comprising a three piece suite including a panelled bath with twin taps and a separate electric shower over, low flush W.C. and a hand wash basin.



### GARAGE

17'2" x 8'10" [5.24m x 2.71m]  
Fitted with power and lighting, with a manual up and over door opening onto a tarmacadam single driveway.

## OUTSIDE

To the front of the property is an attractive lawned garden with a covered timber porch featuring a tiled roof and a block paved pathway leading directly to the front entrance door. The driveway provides off road parking for two vehicles. The rear garden features a paved patio area ideal for outdoor dining, leading to a lawned garden with planted borders and fenced boundaries on all three sides. A timber door provides internal access to the integral garage.



### 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.

### EPC RATING

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

### VIEWINGS WAKEFIELD

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.