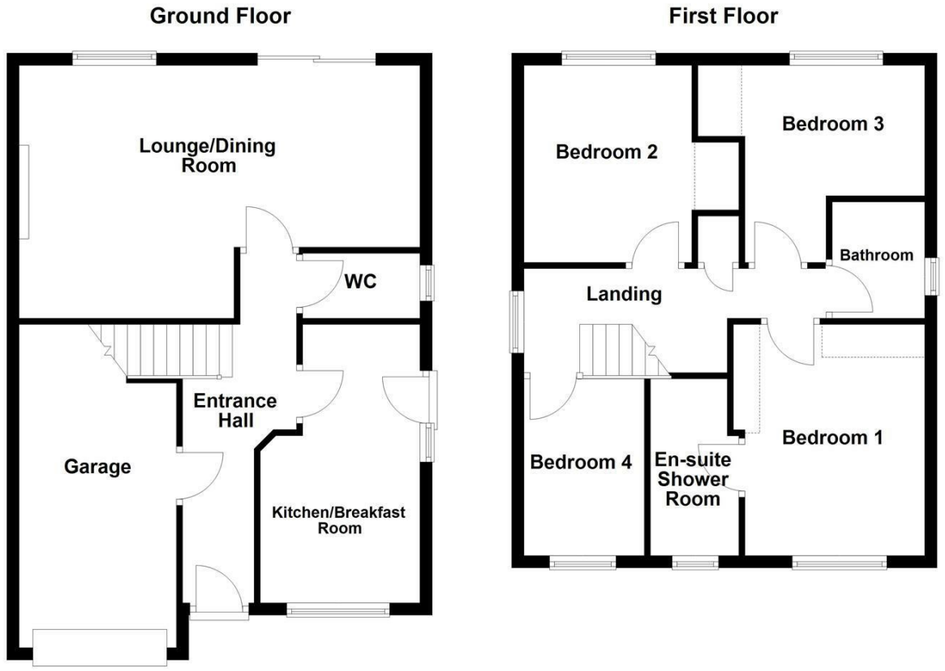
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



20 Priory Ridge, Crofton, Wakefield, WF4 1TF

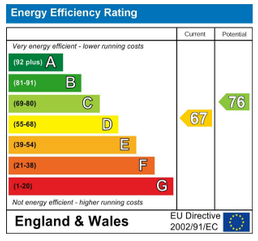
For Sale Freehold £345,000

Situated within a sought after modern development in Crofton, Wakefield, with no chain and a vacant possession, this four bedroom detached family home offers spacious and versatile accommodation throughout. Boasting ample reception space, and a generous plot relative to the property's size, this is a home not to be missed.

The accommodation briefly comprises an inviting entrance hall with staircase access to the first floor and internal doors leading to the integral garage, kitchen breakfast room, downstairs WC, and lounge diner. The kitchen provides convenient side access, while the lounge diner enjoys views and access to the rear garden. To the first floor, the landing offers access to the loft space, a useful storage cupboard, and doors leading to four bedrooms and the house bathroom. The principal bedroom benefits from en suite shower room facilities, while bedrooms one, two, and three are further enhanced by fitted wardrobes. Externally, the property enjoys an attractive frontage incorporating a lawned and paved area, alongside a tarmac driveway providing off road parking for two vehicles and leading to both the front entrance and the single integral garage, which features an up-and-over door. The rear garden is of a particularly generous size, predominantly laid to lawn and offering excellent potential for future extension, subject to the necessary planning consents. A paved patio area provides an ideal space for outdoor dining and entertaining, complemented by space for a garden shed and a practical partitioned storage area. The garden is fully enclosed by fencing, making it ideal for families with children or pets.

Crofton remains a highly desirable location for families, with a range of local shops, amenities, and well-regarded schools within comfortable walking distance. More extensive facilities can be found in Wakefield city centre. The area is well-served by local bus routes, while rail connections are available from nearby stations including Streethouse and Sandal & Agbrigg. For commuters, excellent motorway links such as the M1 and M62 are easily accessible.

Only a full internal inspection will truly reveal all that this superb home has to offer. Early viewing is highly recommended to avoid disappointment.



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
Accessed via a frosted UPVC double-glazed door. Featuring a central heating radiator, and staircase rising to the first floor landing. Doors provide access to the kitchen breakfast room, downstairs WC, lounge dining room, and garage.

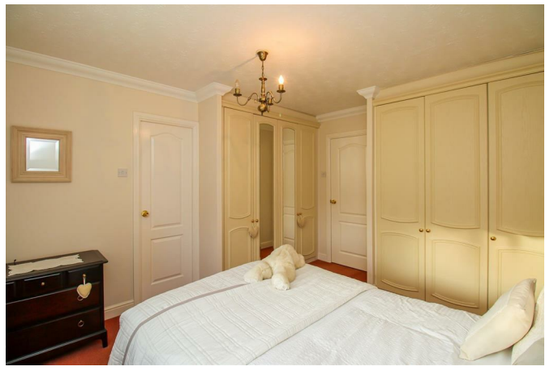
KITCHEN BREAKFAST ROOM
8'8" x 14'7" (max) x 6'4" (min) (2.65m x 4.45m (max) x 1.95m (min))
Fitted with a UPVC double glazed window to the front elevation and a frosted UPVC double glazed door to the side. Incorporating a central heating radiator, and a range of wall and base units with laminate work surfaces. Featuring a composite 1.5 sink and drainer with mixer tap, tiled splashbacks, four-ring hob with extractor above, and built-in oven. Additional benefits include a breakfast bar, integrated fridge freezer, and plumbing for a washing machine.

DOWNSTAIRS W.C.
6'3" x 3'5" (1.92m x 1.05m)
Comprising a frosted UPVC double glazed window to the side, central heating radiator, low-flush WC, and pedestal wash hand basin with mixer tap and tiled splashback.

LOUNGE DINING ROOM
13'6" x 21'9" (max) x 9'8" (min) (4.12m x 6.65m (max) x 2.96m (min))
A spacious reception room with a UPVC double glazed window and sliding patio doors opening to the rear garden. Including two central heating radiators and an electric fireplace with marble surround and wooden mantel.

FIRST FLOOR LANDING
Providing access to all bedrooms and the house bathroom. Featuring a central heating radiator, frosted UPVC double glazed window to the side elevation, and a useful storage cupboard housing the water tank.

BEDROOM ONE
10'5" x 12'9" (max) x 6'2" (min) (3.20m x 3.90m (max) x 1.90m (min))
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes with mirrored doors, and access to the ensuite shower room.



EN SUITE SHOWER ROOM
4'5" x 9'4" (max) x 6'2" (min) (1.37m x 2.87m (max) x 1.89m (min))
Fitted with a frosted UPVC double glazed window to the front, extractor fan, central heating radiator, low-flush WC, pedestal wash hand basin, and shower cubicle with glazed screen. Finished with partial tiling and shaver point.

BEDROOM TWO
9'6" x 10'7" (2.91m x 3.23m)
UPVC double-glazed window to the rear elevation, central heating radiator, and fitted wardrobes.

BEDROOM THREE
10'2" x 10'7" (max) x 6'11" (min) (3.10m x 3.25m (max) x 2.12m (min))
UPVC double-glazed window to the rear elevation, central heating radiator, and fitted wardrobes.

BEDROOM FOUR
9'5" x 6'3" (2.88m x 1.93m)
UPVC double glazed window to the front elevation and central heating radiator.

HOUSE BATHROOM
5'5" x 6'5" (1.66m x 1.96m)
Comprising an extractor fan, central heating radiator, low-flush WC, pedestal wash hand basin, and panelled bath with shower attachment. Finished with partial tiling.

GARAGE
17'3" x 8'7" (5.27m x 2.62m)
Benefiting from power and lighting and housing the Worcester regular boiler. Fitted with base units and laminate work surfaces, with space for a fridge freezer. Further features include an electric roller door and internal access from the entrance hall.

OUTSIDE
To the front, the property benefits from a lawned garden with decorative pebble beds, a paved seating area, and a tarmac driveway providing off road parking for two vehicles, leading to the front entrance and integral garage. A side gate offers convenient access to the rear garden. The rear garden features an expansive lawn, well stocked planted beds with mature shrubs, and multiple paved seating areas ideal for outdoor entertaining. The garden is fully enclosed, making it suitable for both children and pets, and also provides space for garden sheds and additional storage.

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.

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

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