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 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 51 Priory Ridge, Crofton, Wakefield, WF4 1TF

### For Sale Freehold £265,000

Nestled into the corner of a cul-de-sac location on this modern development in Crofton is this three bedroom detached home, benefitting from well proportioned accommodation throughout including ample reception space, good sized driveway for off road parking and an attractive enclosed rear garden.

The property briefly comprises of an entrance hall which provides access to the integral single garage, downstairs and living room. From the living room there is an opening to the kitchen dining room which benefits from modern fitted wall and base units and has an opening to the sun room, providing access to the rear gardens and completing the ground floor accommodation. To the first floor there is doors off to three good sized bedrooms, the house bathroom and two storage cupboards. Bedroom one benefitting from an en suite shower room. Outside, to the front of the property is a laid to lawn area to one side and tarmacadam driveway providing off road parking leading to the integral garage and front entrance door. To the rear of the property the garden is mainly laid to lawn, a raised decked patio area and the garden itself is fully enclosed by timber fencing.

The property is ideally located for those who enjoy idyllic walks such as Walton Colliery Nature Park and Winterset Reservoir, not to mention ideally placed for both travel into Wakefield and Pontefract. Local bus routes are also nearby for the commuter. Local amenities such as shops and schools can be found nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glass pane into the entrance hall. Doors to garage, living room and downstairs W.C..

### DOWNSTAIRS W.C.

3'7" x 4'11" [1.1m x 1.5m]

Frosted UPVC double glazed window to the front, central heating radiator, spotlights. Concealed cistern low flush W.C., wall mounted wash basin with mixer tap.



### LIVING ROOM

13'4" x 19'8" [max] x 9'3" [min] [4.07m x 6.0m [max] x 2.84m [min]]

UPVC double glazed window to the front, spotlights, opening to the kitchen/dining room, central heating radiator, glass fronted gas fireplace. Stairs to the first floor landing, understairs cupboard.



### KITCHEN DINING ROOM

9'2" x 19'9" [2.81m x 6.02m]

UPVC double glazed windows to the rear, opening to the sun room, central heating radiator, spotlights. A range of modern wall and base units with marble worksurfaces over, 1 1/2 sink with mixer tap and drainer in the marble, four ring induction hob with extractor hood above, integrated double oven, space for an American style fridge freezer, integrated dishwasher.

### SUN ROOM

10'6" x 10'6" [3.21m x 3.21]

UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, central heating radiator, spotlights.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, two storage cupboards, central heating radiator. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

10'0" x 9'4" [3.05m x 2.85m]

UPVC double glazed window to the rear central heating radiator, double fitted wardrobes with sliding doors, door to en suite shower room.



### EN SUITE SHOWER ROOM

4'3" x 7'9" [max] x 5'1" [min] [1.31m x 2.37m [max] x 1.57m [min]]

Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, extractor fan. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, shower cubicle with mains fed overhead shower. Full tiling.

### BEDROOM TWO

10'4" x 10'7" [max] x 8'7" [min] [3.16m x 3.23m [max] x 2.64m [min]]

UPVC double glazed window to the front, central heating radiator.

### BEDROOM THREE

7'3" x 9'0" [max] x 6'1" [min] [2.22m x 2.75m [max] x 1.87m [min]]

UPVC double glazed window to the front, central heating radiator.

### BATHROOM

6'8" x 5'11" [2.05m x 1.82m]

Frosted UPVC double glazed window to the rear, central heating radiator, spotlights, extractor fan, full tiling. Concealed cistern low flush W.C., wash basin with floating storage unit with storage below and mixer tap, tiled in bath with mixer tap with mains fed overhead shower and shower head attachment.

### GARAGE

8'8" x 17'6" [2.66m x 5.34m]

Up and over door, power and light, space and plumbing for washing machine.

### OUTSIDE

To the front of the property the garden is laid to lawn with some mature shrubs, tarmacadam driveway providing off road parking for several vehicles leading us up to the single integral garage with up and over door as well as the front door. To the rear of the property the garden is mainly laid to lawn with planted features throughout, a raised composite decked patio area and a pond as a water feature. The garden itself is fully enclosed by timber fencing.



### 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.

### SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.