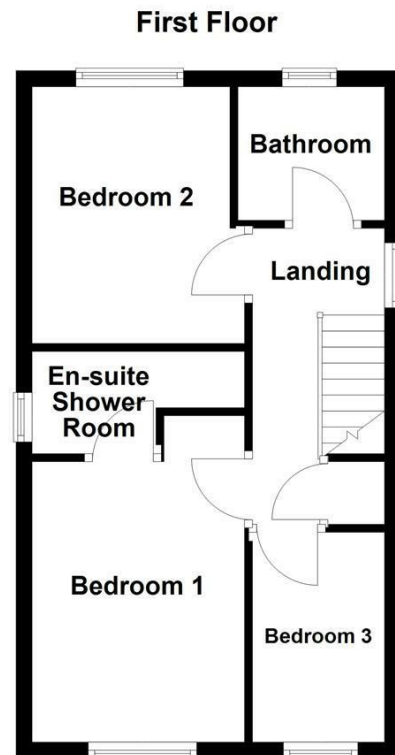
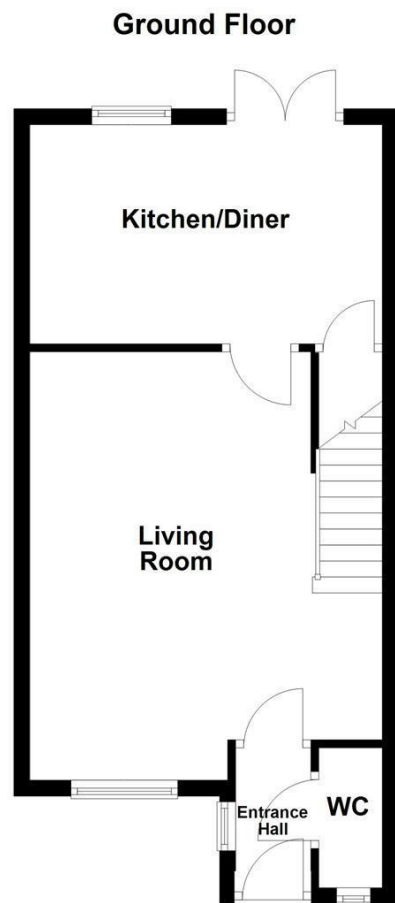


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



7 Priory Ridge, Crofton, Wakefield, WF4 1TF

For Sale Freehold £265,000

Nestled within a sought after modern development in Crofton is this well presented three bedroom detached family home. Offering well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, an attractive enclosed rear garden, and off road parking, this is a property not to be missed.

The accommodation briefly comprises an entrance hall providing access to a convenient downstairs w.c. and a spacious living room, which in turn leads through to the kitchen diner. The kitchen diner benefits from a useful understairs storage cupboard and direct access to the rear garden. To the first floor, the landing provides access to the loft, an overstairs storage cupboard, and doors leading to three bedrooms and the house bathroom. The principal bedroom is served by a modern en suite shower room. Externally, to the front is a lawned garden with a paved pathway leading to the front entrance. To the side of the property is a tarmac driveway providing off road parking for one vehicle, leading to a single detached garage fitted with an up and over door, power and lighting, and a separate side access door. The rear garden is predominantly laid to lawn and features pebble and planted borders along with a paved patio area, ideal for outdoor dining and entertaining. There is also space for a garden shed or summer house. The garden is fully enclosed by fencing, making it ideal for children and pets.

Crofton is an excellent location for a wide range of buyers, including first time buyers, growing families, and professional couples. The village offers a selection of local shops, schools, and public houses within walking distance, along with nearby countryside and pleasant walking routes. Transport links are excellent, with local bus services, nearby Sandal & Agbrigg railway station providing connections to major cities, and the M62 and M1 motorway networks both a short drive away.

A full internal inspection is essential to fully appreciate the accommodation, location, and quality of this home. Early viewing is highly recommended to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with UPVC double-glazed window to the side elevation and doors providing access to the downstairs w.c. and the living room.

W.C.

2'7" x 5'8" [0.80m x 1.73m]

Frosted UPVC double glazed window to the front elevation, central heating radiator, concealed cistern low flush w.c., and a wash basin built into a vanity storage unit with mixer tap and tiled splashback.

LIVING ROOM

17'8" [max] x 15'10" [min] x 14'6" [5.40m [max] x 4.85m [min] x 4.42m]

Two central heating radiators, stairs rising to the first floor landing, a UPVC double glazed window to the front elevation, and a door providing access into the kitchen diner.



KITCHEN DINER

14'6" x 8'11" [4.43m x 2.74m]

A range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, five ring gas hob with partial glass splashback and stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine, and space for a fridge freezer. Spotlights, a central heating radiator, access to understairs storage cupboard, a UPVC double glazed window to the rear elevation, and a set of UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

Loft access, a UPVC double-glazed window to the side elevation, overstairs storage cupboard, and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

13'2" [max] x 11'6" [min] x 8'6" [4.03m [max] x 3.52m [min] x 2.60m]

UPVC double glazed window to the front elevation, central heating radiator, and a door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'4" [max] x 4'7" [min] x 4'2" [2.56m [max] x 1.42m [min] x 1.28m]

Chrome ladder style heated towel rail, concealed cistern low flush w.c., wash basin built into a vanity storage unit with mixer tap and tiled splashback, and a shower cubicle with mains fed overhead shower and showerhead attachment with glass shower screen. Tiled shower enclosure, spotlights to the ceiling and extractor fan.



BEDROOM TWO

10'5" [max] x 8'5" [min] x 8'0" [3.20m [max] x 2.57m [min] x 2.44m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

5'8" x 8'8" [1.75m x 2.65m]

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

6'1" x 5'6" [1.86m x 1.68m]

Frosted UPVC double glazed window to the rear elevation, wall lighting, extractor fan, shaver point, central heating radiator, low flush w.c., wash basin built into a vanity storage unit, and a panelled bath with mixer tap and shower head attachment, with full tiling.



OUTSIDE

To the front of the property is a lawned garden with paved pathway leading to the front door. To the side and rear is off road parking provided by a tarmac driveway, suitable for one vehicle, leading to a single semi detached garage with up and over door, power, lighting, and side access door. The rear garden is mainly laid to lawn with a pebble border and established shrubbery, along with space for a summer house or garden shed and a paved patio area, perfect for outdoor dining and entertaining. The garden is fully enclosed by fencing, making it ideal for pets and children.



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.