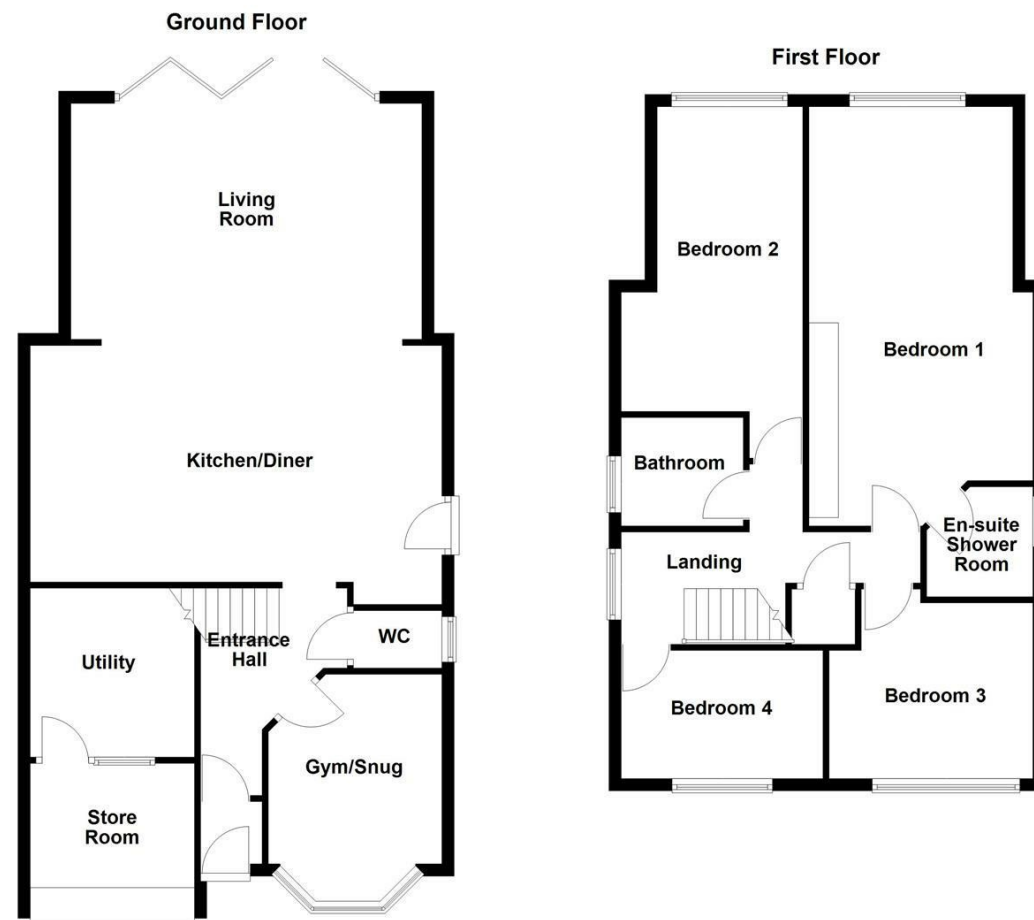




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



16 Oak Crescent, Havercroft, Wakefield, WF4 2QF
For Sale Freehold £395,000

Located on a modern and attractive development, this beautifully extended four bedroom detached family home offers spacious and versatile accommodation, complemented by ample off road parking.

The heart of the home is the impressive open plan living kitchen diner, featuring quartz work surfaces, a central island with breakfast bar, a dedicated dining area, and a stylish living space with bifolding doors opening onto the rear garden. The ground floor further benefits from a welcoming entrance hall, a contemporary downstairs WC, a gym/snug with a bay window to the front, a practical utility room, and a converted storeroom formed from part of the garage. To the first floor, the property offers four well proportioned double bedrooms and a modern three piece house bathroom accessed from the landing. The principal bedroom enjoys fitted wardrobes and a stunning three piece en suite shower room. Externally, the home boasts an imprinted concrete double driveway providing generous parking, along with a timber side gate leading to the rear garden.

The property is conveniently positioned within walking distance of local amenities and well regarded schools, with excellent transport links offering easy access to both Pontefract and Wakefield. An internal inspection is essential to fully appreciate the quality and space on offer, and early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A composite front entrance door leads into a welcoming entrance hall featuring engineered oak flooring which continues seamlessly throughout. The ceiling is finished with inset spotlights, while the décor adopts a contemporary dark grey tone. A staircase with a modern glass balustrade rises to the first floor. Three solid oak doors with chrome handles provide access to the utility room, gym, and downstairs WC. A striking feature archway opens into the open-plan kitchen diner.

UTILITY ROOM

82" x 81" [2.49m x 2.73m]

Formerly the garage, this useful space offers a laminate work surface with plumbing for a washing machine and space for a dryer beneath the counter. There is a wall mounted boiler, along with a UPVC double glazed door and a UPVC double glazed window overlooking the adjoining storeroom. Both areas benefit from power and lighting, while the storeroom retains the original up-and-over door.

GYM/SNUG

90" x 102" [min] x 125" [max] [2.75m x 3.12m [min] x 3.80m [max]]

A versatile reception space enhanced by a walk-in bay window fitted with UPVC double glazed windows overlooking the front elevation. The room is finished with laminate flooring and a clean, modern ceiling, creating a bright and practical environment.

DOWNSTAIRS W.C.

410" x 31" [1.49m x 0.94m]

Fitted with a low flush WC with concealed cistern and a wash hand basin with chrome fittings set within a high gloss vanity unit. The space features half-tiled walls, engineered oak flooring, inset ceiling spotlights, and a UPVC double glazed frosted window to the side aspect.

KITCHEN DINER

2011" x 154" [min] x 1611" [max] [6.40m x 4.69m [min] x 5.17m [max]]

An impressive open plan living space designed for modern lifestyles. The room features engineered oak flooring, inset ceiling spotlights, and a contemporary dark grey radiator. A feature archway opens into the living room, enhancing the sense of space. The kitchen itself comprises a range of high gloss wall and base units with chrome handles, complemented by quartz work surfaces and matching upstands. A central island with quartz waterfall edges provides breakfast bar seating for three and incorporates integrated power points. Integrated appliances include a full-size Bosch dishwasher, twin AEG ovens with grill, gas hob with glass splashback, and CDA extractor. Further benefits include illuminated display cabinets with glass shelving, extensive LED strip lighting, space for an American-style fridge freezer, a composite side entrance door, and twin windows.

LIVING ROOM

126" x 1810" [3.83m x 5.75m]

A beautifully presented reception room with engineered oak flooring continuing from the kitchen diner. The ceiling incorporates inset spotlights and a built-in sound system. UPVC double glazed bifolding doors open onto the landscaped rear garden and include integrated electronic blinds. A wood-burning stove forms an attractive focal point, set against a feature wall.

FIRST FLOOR LANDING

A bright landing area with a UPVC double glazed window overlooking the side elevation and loft access. Six solid oak doors provide access to four bedrooms, the house bathroom, and airing cupboard.

BEDROOM ONE

1011" x 202" [min] x 225" [max] [3.34m x 6.17m [min] x 6.84m [max]]

A spacious principal bedroom with a UPVC double glazed window overlooking the rear garden. The room benefits from inset ceiling spotlights and fitted double wardrobes with sliding doors. A solid oak door leads to the en-suite shower room.



EN SUITE SHOWER ROOM

58" x 59" [1.75m x 1.77m]

Comprising a three piece suite including a curved corner shower with glass enclosure and rainfall shower, wash hand basin with chrome fittings set within vanity drawers.

and concealed low flush WC. Additional features include laminate flooring, partial tiling, inset ceiling spotlights, chrome heated towel radiator, and a UPVC double glazed frosted window.



BEDROOM TWO

910" x 162" [min] x 1810" [max] [3.0m x 4.95m [min] x 5.76m [max]]

A generous double bedroom featuring a UPVC double glazed window overlooking the rear elevation, loft access, and inset ceiling spotlights.



BEDROOM THREE

95" x 1011" [2.88m x 3.35m]

A comfortable bedroom benefiting from a UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

BEDROOM FOUR

611" x 99" [2.11m x 2.98m]

A well proportioned bedroom with a UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM

65" x 59" [1.98m x 1.77m]

Fitted with a contemporary three piece suite comprising a panelled bath with glass

screen, black mixer fittings, rainfall shower, concealed low flush WC, and wash hand basin with vanity storage. The room is fully tiled and includes inset ceiling spotlights, extractor fan, vanity mirror with LED lighting, and UPVC double glazed frosted window.



OUTSIDE

To the front, the property benefits from a patterned concrete driveway providing off road parking and a covered entrance porch with inset lighting. A timber gate provides side access. The landscaped rear garden is designed for both entertaining and low maintenance, featuring paved pathways, slate borders, multiple patio areas, timber pergolas, outside lighting, power points, circular patio with heater, AstroTurf lawn, and timber sheds. The garden is fully enclosed and enjoys a beautiful unspoilt view from the back garden to open fields, with a composite lockable gate opening directly onto the fields.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The street is quiet and peaceful with no through pass making it private and extremely safe for families."

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.

PLEASE NOTE

Please note, photographs of the drone and view are to follow.

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.