



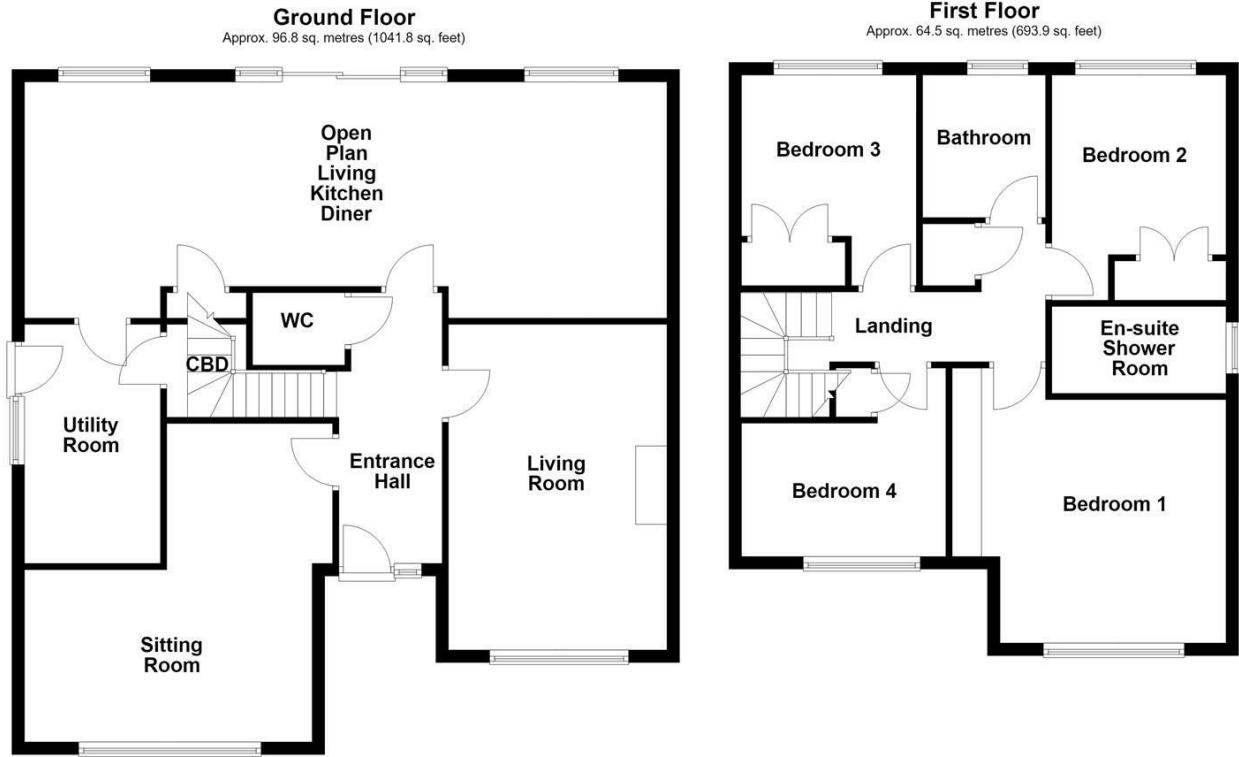
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Total area: approx. 161.3 sq. metres (1735.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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.



9 Manor Gardens, Crofton, Wakefield, WF4 1RJ
For Sale Freehold £450,000

A superb opportunity to acquire this beautifully presented four bedroom detached family home, occupying a pleasant cul de sac position on a modern and highly regarded development in Crofton. Finished to an excellent standard throughout, the property offers spacious and thoughtfully designed accommodation with a CCTV system and house alarm, complemented by landscaped gardens, ample off road parking and high quality fixtures and fittings.

The property is approached via a double imprinted concrete driveway, complemented by a central Indian stone pathway and an attractive lawned front garden with beautifully maintained planted borders. A welcoming entrance hall with engineered oak flooring provides access to the spacious living room, which features an attractive fireplace, together with a versatile sitting room/home office, a downstairs WC and an impressive open plan living kitchen diner. The kitchen is fitted with a range of quality units and integrated appliances, benefits from a useful walk in pantry cupboard and leads to a separate utility room with electric underfloor heating and additional downstairs storage. To the first floor, the landing provides access to four well proportioned bedrooms and a contemporary three piece family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish en suite shower room. Externally, a timber gate leads to the beautifully landscaped rear garden, which has been designed with both relaxation and entertaining in mind. An L-shaped Indian stone patio provides the perfect space for outdoor dining, complemented by a low maintenance artificial lawn and beautifully stocked planted borders. The garden is fully enclosed by timber fencing and also benefits from a useful timber lean to storage shed with access from both the front and rear.

Situated within the sought after village of Crofton, the property is conveniently positioned for a wide range of local amenities, well regarded schools and regular bus services to and from Wakefield city centre. The M62 motorway network is also only a short distance away, making the property particularly attractive to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.



ACCOMMODATION

ENTRANCE HALL

Entered via a composite front entrance door. The welcoming reception hall features engineered wood flooring, wall mouldings with dado rail, central heating radiator, staircase to the first floor landing and solid wooden doors leading through to the living room, sitting room/office, downstairs W.C. and the impressive open plan kitchen, living and dining area. A UPVC double glazed frosted window overlooks the front elevation.

LIVING ROOM

11'9" x 17'0" (3.59m x 5.19m)

A beautifully presented reception room with a UPVC double glazed window overlooking the front elevation, central heating radiator, picture rail and wall lights. The focal point of the room is a cast iron multi fuel burning stove inset into a marble fireplace with decorative tiled interior and solid wooden mantel.

W.C.

4'9" x 3'8" (1.47m x 1.13m)

Fitted with a low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback. Finished with engineered wood flooring, wall mouldings with dado rail, inset ceiling spotlights and extractor fan.

SITTING ROOM/OFFICE

15'1" x 16'8" (4.61m x 5.09m)

A versatile reception room with UPVC double glazed window to the front elevation, two contemporary dark grey wall mounted radiators, inset ceiling spotlights, wall mouldings with dado rail and engineered wood flooring.



OPEN PLAN LIVING KITCHEN DINER

33'7" x 12'4" (10.26m x 3.76m)

An outstanding open plan family space finished with engineered wood flooring throughout. The sitting area features a media wall incorporating a built in electric fire, television recess with shelving and inset spotlights, central heating radiator with decorative cover, inset ceiling

spotlights, UPVC double glazed window with fitted shutters and a set of UPVC double glazed sliding patio doors with matching side windows opening onto the landscaped rear garden. The kitchen is fitted with an excellent range of wall and base units with quartz work surfaces and matching upstands, integrated Tesla induction hob with built in extractor, double Belfast sink with swan neck mixer tap and integrated water filter, integrated Bosch full size dishwasher, integrated Miele oven and grill with matching microwave above, built in wine cooler, display cabinets with glass shelving and lighting, together with two integrated fridge/freezer combinations. Further benefits include under cupboard lighting, pantry cupboard with fitted shelving and access through to the utility room.



UTILITY ROOM

12'1" x 7'3" (3.70m x 2.23m)

Fitted with a matching range of wall and base units with solid wood work surfaces and upstands incorporating a ceramic sink and drainer with swan neck mixer tap. There is plumbing for a washing machine, space for a tumble dryer, a built in boot seat with storage and coat hooks, full tiled flooring with electric underfloor heating, loft access, central heating radiator, UPVC double glazed window to the side elevation and composite side entrance door. The condensing boiler is also housed within this room together with access to the under stairs storage cupboard.

FIRST FLOOR LANDING

Featuring wall lights, wall mouldings with dado rail, central heating radiator, loft access via folding wooden ladder, airing cupboard with fitted shelving and solid wooden doors leading to four bedrooms and the family bathroom.

BEDROOM ONE

14'7" x 12'9" (4.46m x 3.91m)

A superb principal bedroom with a range of fitted wardrobes, fitted dressing table with drawers, UPVC double glazed window to the front elevation, central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'5" x 8'11" (1.35m x 2.73m)

Beautifully appointed with twin ceramic his and hers wash basins set into a glass work surface with vanity drawers beneath, low flush W.C. and walk in shower enclosure with glazed screen, rainfall shower head and separate shower attachment. The room also benefits from a frosted UPVC double glazed window to the side elevation, extractor fan, inset ceiling spotlights, recessed lighting within the shower cubicle, fully tiled flooring, fully tiled walls within the shower enclosure and half tiled walls throughout the remainder of the room.

BEDROOM TWO

12'0" x 9'2" (3.67m x 2.80m)

A built in double wardrobe with internal lighting, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

10'11" x 9'2" (3.34m x 2.81m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe with internal lighting.

BEDROOM FOUR

10'4" x 10'8" (3.16m x 3.27m)

UPVC double glazed window overlooking the front elevation, central heating radiator and built in single wardrobe.

BATHROOM/W.C.

7'5" x 6'4" (2.27m x 1.95m)

Appointed with a freestanding bath with floor mounted swan neck mixer tap and pull out shower attachment, vanity wash basin with swan neck mixer tap, low flush W.C. and electric underfloor heating beneath the fully tiled floor. The room also benefits from half tiled walls with full tiling around the bath, inset ceiling spotlights, extractor fan and frosted UPVC double glazed window to the rear elevation.



OUTSIDE

To the front, the property enjoys a double width tarmac driveway providing ample off road parking together with a beautifully maintained lawned garden and manicured planted borders. An Indian stone pathway leads to the covered entrance porch, which benefits from downlights with dusk to dawn sensors continuing around the property. There is also an electric vehicle charging point to the side. The landscaped rear garden features an L shaped Indian stone patio, artificial lawn, manicured planted borders, two timber sheds and a timber lean to storage shed. The garden is fully enclosed by timber fencing and benefits from hot and cold outside water supplies, a double external power socket and feature up and down lighting adjacent to the sliding patio doors.



COUNCIL TAX BAND

The council tax band for this property is E.

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.