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3 Greenview, New Crofton, Wakefield, WF4 1JY

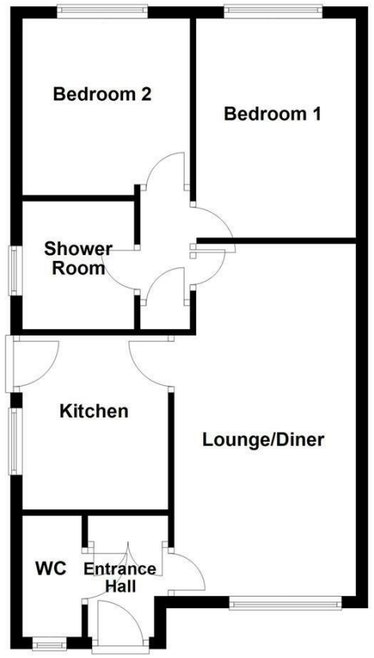
For Sale Freehold Offers Over £275,000

Situated in a sought after pleasant cul-de-sac location with no chain, this beautifully presented two bedroom detached true bungalow offers stylish and well maintained accommodation throughout. Benefitting from a modern three piece shower room, a stunning fitted kitchen, a spacious lounge diner with feature fireplace, an enclosed landscaped rear garden, off road parking, UPVC double glazing, and gas central heating, this superb home is ideal for a range of purchasers.

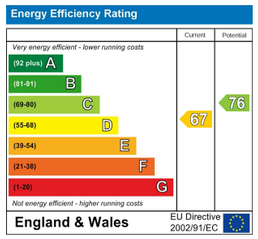
The accommodation is accessed via a welcoming entrance hall, which benefits from a built-in cloaks cupboard and provides access to the separate WC and the spacious lounge diner. The contemporary fitted kitchen is positioned adjacent to the living space, while an inner hallway leads to two generously proportioned double bedrooms, a modern three piece house shower room, and a useful storage cupboard. Externally, the property is approached via an attractive lawned front garden alongside a block paved driveway. Double wrought iron gates provide access to a continuation of the driveway along the side of the property, offering ample off street parking for several vehicles. The driveway opens into the rear garden, which has been thoughtfully landscaped to create a wonderful outdoor space. Features include a large L shaped pebble seating area, an Indian stone paved patio, a well maintained lawn, and a timber shed positioned in the corner. The garden is fully enclosed by timber fencing, providing a good degree of privacy and security.

The property occupies a convenient position on the southern side of the village of Crofton, close to a range of local amenities, well regarded schools, and regular bus services providing easy access to Wakefield city centre. The nearby motorway network, including the M62 Motorway, offers excellent connectivity for commuters.

Offering ready-to-move-into accommodation and presented to an excellent standard throughout, this quality home can only be fully appreciated by way of an internal inspection, and an early viewing is highly recommended.



Total area: approx. 56.0 sq. metres (603.0 sq. feet)



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.

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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*

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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

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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.

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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

DOWNSTAIRS W.C.
6'8" x 3'3" (2.05m x 1.01m)

Appointed with a wash hand basin incorporating a chrome mixer tap and vanity storage beneath, alongside a low flush WC. The room further benefits from half-tiled walls, laminate flooring, a chrome heated towel radiator, and a UPVC double glazed frosted window to the front elevation.



LIVING ROOM
19'5" x 10'0" (max) x 8'10" (min) (5.92m x 3.05m (max) x 2.70m (min))

A spacious and well presented reception room featuring a UPVC double glazed window overlooking the front aspect. The focal point of the room is an electric fire set within a decorative marble effect inset and hearth with a wooden surround. A central heating radiator is also present, while doors provide access to the modern kitchen and inner hallway.





KITCHEN
9'7" x 8'0" (2.94m x 2.46m)

Fitted with a range of wall and base units complemented by laminate work surfaces and matching upstands. The kitchen incorporates a 1 1/2 bowl stainless steel sink and drainer with chrome swan neck mixer tap, an integrated oven and grill, and a four ring gas hob with stainless steel splashback and cooker hood featuring a curved glass canopy. There is a washing machine beneath the work surface, together with an integrated fridge freezer. A UPVC double glazed window and matching external door provide access to the side elevation. The gas central heating boiler is housed within one of the kitchen cupboards, and the room also benefits from a central heating radiator.

INNER HALLWAY
The inner hallway provides access to a useful storage cupboard, the modern shower room, and both bedrooms.

BEDROOM ONE
12'1" x 8'10" (3.70m x 2.71m)

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



BEDROOM TWO
9'1" x 9'8" (max) x 9'2" (min) (2.79m x 2.96m (max) x 2.81m (min))

A further double bedroom featuring a UPVC double glazed window overlooking the rear aspect, double wardrobes, a set of drawers, a central heating radiator, and loft access.



SHOWER ROOM
7'1" x 6'2" (2.16m x 1.89m)

Beautifully appointed with a contemporary three piece suite comprising a wash hand basin with chrome mixer tap set within high gloss vanity units, a concealed cistern low flush WC, and a walk in shower enclosure with fixed glazed screen, mixer shower, rainfall shower head, handheld attachment, and built in seating. Additional features include inset ceiling spotlights, fully panelled walls, laminate flooring, a chrome heated towel radiator, an illuminated vanity mirror, and a UPVC double glazed frosted window to the side elevation.



OUTSIDE
To the front of the property is an attractive lawned garden together with a driveway providing off road parking. The driveway extends through double wrought iron gates and continues along the side of the property, offering parking for several vehicles. There is also an external water supply and outside lighting. The rear garden has been thoughtfully landscaped and enjoys a large L shaped pebble seating area, an Indian stone patio, and an attractive lawned garden. A timber shed is positioned within the corner of the plot, while timber fencing encloses the garden on all three sides, providing a good degree of privacy. An additional outside light is fitted to the rear elevation, and a pebble pathway runs along the opposite side of the property, providing access back to the front.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.