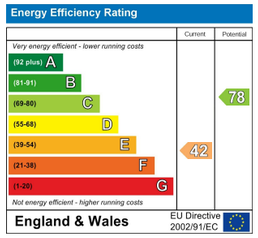
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

Springhill Farm, 586 Doncaster Road, Crofton, Wakefield, WF4 1PR

For Sale Freehold £425,000

Offered to the market is this former extended farmhouse believed to be dating back to the 1800s, occupying a generous sized plot with large ancillary outbuilding to the front and detached two storey outbuilding adjacent, in need of full renovations throughout, however offering huge potential to develop or extend further (subject to planning and consent).

The farmhouse comprises of rear entrance, kitchen/diner, office, utility room, sitting/dining room and living room. Stairs to the first floor lead to four double bedrooms and main house shower room. There is also a large garage/workshop space within the ground floor accommodation (separate to the main house). Outside, lawned gardens to the front and rear with driveway to the side providing off street parking for several vehicles. To the front of the farmhouse is a large ancillary outbuilding, which could be used for a variety of purposes and offers potential to develop or renovate further Adjacent to the property there is a further two storey detached dwelling, currently being used for storage. There is further parking available to the front of this dwelling in addition.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, a fantastic opportunity for the discerning buyer to acquire this farmhouse and large detached outbuildings/dwellings, with the huge opportunity to develop further for residential or office space, subject to planning consent. A viewing comes highly recommended.

ACCOMMODATION

REAR ENTRANCE
Stable entrance door, doors to the downstairs w.c. and kitchen/diner.

W.C.
Low flush w.c. and UPVC double glazed frosted window to the rear.

KITCHEN/DINER
13'2" (max) x 11'2" (min) x 18'6" (4.03m (max) x 3.42m (min) x 5.66m)
Range of wall and base units with work surface over incorporating sink and drainer with mixer tap, integrated oven and grill, four ring gas hob and integrated fridge. Radiator, tiled effect floor, UPVC double glazed windows to the side and rear. Doors to the office and sitting/dining room. Sliding door to the utility room.

UTILITY ROOM
Range of wall and base units with work surface over, space for fridge/freezer, space and plumbing for a washing machine and dryer.

OFFICE
12'2" (min) x 14'9" (max) x 8'4" (3.73m (min) x 4.51m (max) x 2.56m)
Work surface over base units, fitted shelving, UPVC double glazed window to the rear, light and power.

SITTING/DINING ROOM
14'3" x 14'5" (4.35m x 4.40m)
Door with stairs to the first floor landing, delph rack, UPVC double glazed window to the front, radiator, understairs storage cupboard and door to the living room.

LIVING ROOM
18'1" x 12'10" plus alcove (5.53m x 3.93m plus alcove)
UPVC double glazed windows to the front and rear, two radiators.

FIRST FLOOR LANDING
Two radiators, UPVC double glazed windows to the rear, airing cupboard, doors to four bedrooms and shower room.

SHOWER ROOM/W.C.
9'11" x 4'0" (min) x 7'6" (max) (3.04m x 1.22m (min) x 2.31m (max))
Low flush w.c., pedestal wash basin and shower cubicle with electric shower. UPVC double glazed frosted window to the side and heated chrome towel radiator.

BEDROOM ONE
18'2" x 11'8" (5.54m x 3.58m)
UPVC double glazed windows to the front and rear, radiator and fitted wardrobes.

BEDROOM TWO
10'4" x 13'1" (3.16m x 3.99m)
UPVC double glazed window to the front, radiator and storage cupboards.

BEDROOM THREE
13'8" x 9'10" (4.17m x 3.01m)
UPVC double glazed window to the front and radiator.

BEDROOM FOUR
13'0" x 9'11" (3.98m x 3.04m)
UPVC double glazed window to the front and radiator.

OUTSIDE
To the front is off street parking for three/four vehicles and a garage/workshop. There is a right of way for pedestrians and vehicles to the neighbouring properties. There is a lawned garden to the front and a large ancillary building (which is currently divided into two), which could be used for a variety of purposes or developed, subject to consent with an open air storage area. To the rear is a lawned garden with plants and shrubs bordering. Adjacent to the access from Doncaster Road and the farmhouse is a two storey detached dwelling (5.67m x 6.77m) which is currently used for machinery storage with upstairs storage space (6.74m x 5.80m) with light and power. There is a further store room to the ground floor (5.23m x 5.71m) with light and power. This detached dwelling could be developed further to create further accommodation, office space or storage (subject to planning consent).

GARAGE/WORKSHOP
22'4" (max) x 18'0" (min) x 18'0" (6.82m (max) x 5.50m (min) x 5.51m)
Folding door, work benches, fitted shelving, light, power and UPVC double glazed window to the front.

ANCILLARY BUILDING ONE
18'6" (max) x 28'9" (5.65m (max) x 8.77m)
Light and power.

ANCILLARY BUILDING TWO
17'9" x 43'0" (5.42m x 13.12m)
UPVC double glazed windows to the front and large swing doors to the side providing access for machinery.

PLEASE NOTE
Access from Doncaster Road leads to Springhill Farm, 586 Doncaster Road and access to the adjacent detached dwelling but also gives right of way to the three further neighbouring detached properties.

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

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.