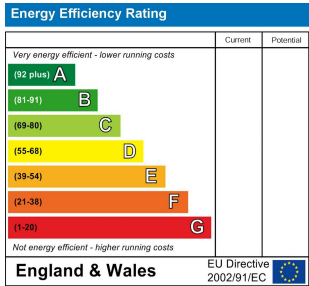


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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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Estate Agent

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01977 798 844



## 81 High Street, Crofton, Wakefield, WF4 1JA

### For Sale Freehold £130,000

This deceptively spacious two bedroom mid-terrace home is set in a popular residential location within the sought after village of Crofton. In need of some updating but with great potential it is sure to appeal to first time buyers, couples and investors alike.

Set over two floors, the accommodation briefly comprises; entrance porch, living room and dining room leading to kitchen area to the ground floor. To the first floor are two bedrooms, a store room with potential for a multitude of uses and a house bathroom. Externally and to the front of the property is a paved driveway providing off street parking and to the rear is a low maintenance courtyard.

Crofton itself plays host to a range of amenities, including shops and well regarded schools. There are good bus routes for access to and from Wakefield and Pontefract centers. The M62 motorway is also a short drive away for those looking to commute further afield.





ACCOMMODATION

PORCH

4'9" x 3'3" [1.47m x 1.0m]  
UPVC double glazed window and door leading into the living room.

LIVING ROOM

14'5" x 12'11" [4.41m x 3.96m]  
Central heating radiator, UPVC double glazed window, gas fireplace with paved hearth and brick surround. Dado rail and coving to the ceiling. Door leading into the hallway.



HALLWAY

Stairs to the first floor landing, dado rail and central heating radiator. Door leading into the kitchen/diner.

DINING ROOM

14'5" x 12'9" [4.41m x 3.91m]  
Dado rail, coving to the ceiling, central heating radiator, gas fire and UPVC double glazed windows and door providing access to the under stair pantry area. Opening through to the kitchen.



KITCHEN

5'4" x 7'10" [1.63m x 2.39m]  
Range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, space and plumbing for washing machine under the counter and space and plumbing for a cooker, as well as extractor hood. UPVC double glazed window to the side.

FIRST FLOOR LANDING

Dado rail, doors leading to two bedrooms, store room and family bathroom/w.c.

STORE ROOM

12'11" x 6'7" [3.95m x 2.03m]  
Could be used for a variety of purposes.

BEDROOM TWO

9'4" x 7'4" max x 6'2" min [2.86m x 2.26m max x 1.89m min]  
Central heating radiator and UPVC double glazed window to the front. Previously one room has been divided to create a bedroom and store room, can be converted back into one double bedroom if needed.



BEDROOM ONE

9'7" x 12'7" [2.93m x 3.86m]  
Central heating radiator and UPVC double glazed window to the rear. Ideal combi boiler is housed within this room.



BATHROOM/W.C.

13'5" x 5'2" [4.11m x 1.6m]  
UPVC double glazed frosted window to the rear, pedestal wash basin with stainless steel taps, bath with mixer tap and shower attachment. Low flush w.c., central heating radiator and access to storage cupboard.



OUTSIDE

To the front of the property there is a paved driveway with timber fence and brick wall border. To the rear, there is a concrete yard with an outdoor tap. There is a garage accessed via a shared driveway and coal outhouse.



COUNCIL TAX BAND

The council tax band for this property is A.

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.