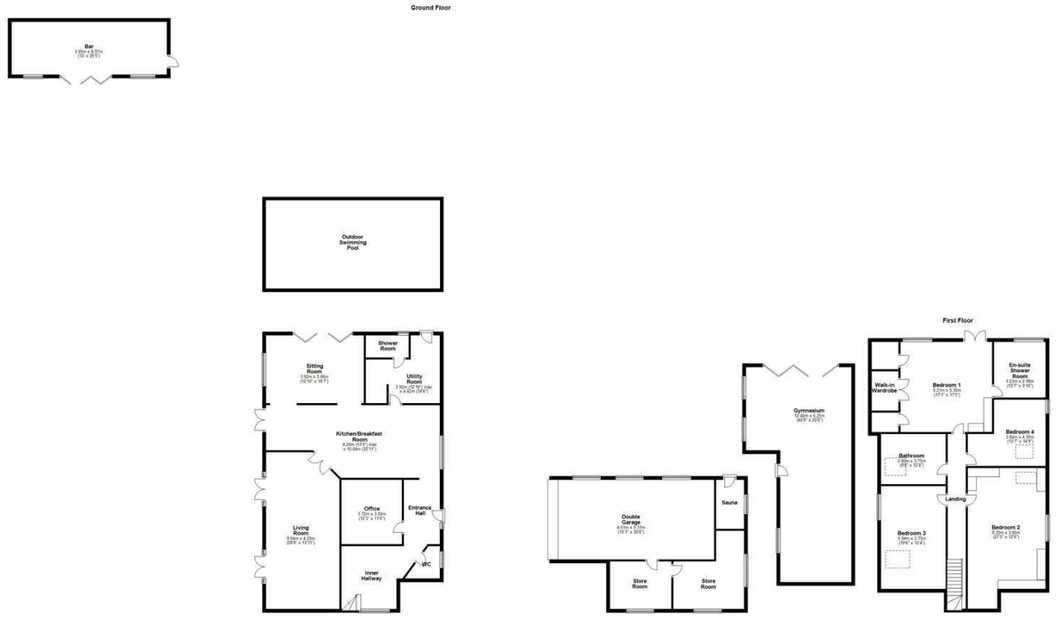
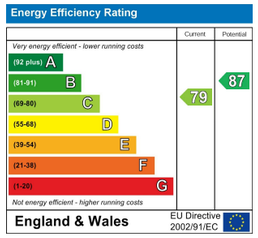


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

9 Towers Lane, Crofton, Wakefield, WF4 1PT

For Sale Freehold £900,000

A grand contemporary style detached family home with an outdoor heated swimming pool, separate gymnasium and summer house/bar, all set on an expansive plot extending to over half an acre (2,300 square meters) with a double garage block and parking for multiple vehicles.

Tucked away at the end of a driveway, the property has a generous parking/turning area leading up to a welcoming entrance with reception hall that has an office and guest w.c. off. The stunning hub of this fine home is a contemporary kitchen that is open to a sitting room with bi-folding doors taking full advantage of the views over the swimming pool. There is a separate grand living room and the ground floor accommodation is completed by a generous utility room with adjoining shower facilities. To the first floor, there are four large double bedrooms with an en suite shower room and walk-in wardrobe facilities to the principal bedroom. There is a lavishly appointed family bathroom in addition. The property benefits from solid oak internal doors throughout.

Outside, there is a double garage block with two attached store rooms as well as a sauna. There is also a substantial annex style building currently used as a gymnasium with bi-folding doors out to the rear garden. Beyond the swimming pool there is a sizeable summer house, also with bi-folding taking advantage of the views back up the garden and currently fitted out with a bar.

The property stands in this enviable location on the fringe of Crofton, amidst some stunning walking countryside and yet within very easy reach of a broad range of facilities in the nearby centre of Wakefield. The national motorway network is readily accessible.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door with glazed side screen, three contemporary portrait radiators, spotlights and porcelain tiled floor which continues through to the inner hallway.

INNER HALLWAY
UPVC double glazed window, contemporary portrait radiator, a continuation of the porcelain tiled floor and solid oak staircase with glass balustrade to the first floor landing and bespoke fitted storage.

GUEST W.C.
7'4" x 7'1" (max) (2.24m x 2.17m (max))
Two piece contemporary white suite comprising low flush W.C. with concealed cistern and wash basin over a vanity unit. UPVC double glazed window, central heating radiator, tiled floor, part tiled walls and extractor fan.

OFFICE
12'2" x 11'5" (3.72m x 3.50m)
Spotlights and contemporary portrait radiator.

KITCHEN /BREAKFAST ROOM
32'11" x 13'9" (max) (10.04m x 4.20m (max))
Comprising a range of contemporary grey gloss wall and base units with dark granite worktops and splash backs. Matching central island unit incorporating breakfast bar dining table, inset 1.5 bowl stainless steel sink unit and five ring induction hob. Integrated twin ovens with combi microwave and warming drawer, inset television, integrated large American-style double fridge/freezer, ceiling spotlights and feature LED lighting to the plinths and both over and under the units. Porcelain tiled floor to the kitchen area. Dining area with tiled floor, UPVC double glazed French doors to the rear garden a feature double-side electric fireplace which flows through to the sitting room. Double doors through to the living room.

SITTING ROOM
18'6" x 12'10" (5.66m x 3.92m)
Enjoying a dual aspect with a UPVC double glazed window and bi-folding doors leading to the outdoor swimming pool. Tiled floor, two contemporary portrait radiators and a feature double-side electric fireplace which flows through from the kitchen.

LIVING ROOM
29'7" x 14'0" (9.03m x 4.29m)
Two sets of UPVC double glazed French doors out to the garden, wall lighting, contemporary portrait radiator, further central heating radiator and wall mounted modern style electric fire.

UTILITY ROOM
14'5" x 12'11" (max) (4.41m x 3.95m (max))
Comprising a range of contemporary grey gloss wall and base units with light granite worktops and upstands, inset stainless steel sink unit, integrated Bosch dishwasher, spotlights, plumbing and space for a washing machine, space for a dryer, tiled floor, two contemporary portrait radiators and composite door to the garden.

SHOWER ROOM
8'4" x 4'1" (2.56m x 1.27m)
Three white suite comprising large shower cubicle with sliding screen doors and twin-head thermostatic rainfall shower, low flush w.c. and pedestal wash basin. Fully tiled walls and floor, UPVC double glazed window, contemporary portrait radiator and extractor fan.

FIRST FLOOR LANDING
Central heating radiator and spotlights.

BEDROOM ONE
17'4" x 17'1" (5.30m x 5.21m)
UPVC double glazed window and French doors to the rear, spotlights, two central heating radiators and a range of bespoke gloss fitted storage including walk-in wardrobe with spotlights.

EN SUITE SHOWER ROOM
10'7" x 9'9" (3.23m x 2.98m)
Three white suite comprising walk-in shower with glass screen and twin-head thermostatic rainfall shower, low flush W.C. with concealed cistern and wall hung vanity unit with wash basin. Fully tiled walls and floor, UPVC double glazed window, spotlights, contemporary portrait radiator and extractor fan.

BEDROOM TWO
27'3" x 12'5" (8.32m x 3.80m)
UPVC double glazed window, further double glazed skylight window, built-in eaves storage cupboards, matching fitted wardrobes and contemporary portrait radiator.

BEDROOM THREE
19'5" x 12'4" (5.94m x 3.76m)
UPVC double glazed window, further double glazed skylight window, built-in eaves storage cupboards, matching fitted wardrobes and contemporary portrait radiator.

BEDROOM FOUR
14'9" x 12'7" (max) (4.50m x 3.84m (max))
UPVC double glazed window, further double glazed skylight window, built-in eaves storage cupboards, matching fitted wardrobes and contemporary portrait radiator.

FAMILY BATHROOM
12'3" x 9'6" (3.75m x 2.90m)
Three white suite comprising large Jacuzzi style bath with waterfall tap, low flush W.C. and wall hung vanity unit with wash basin. Fully tiled walls and floor, double glazed skylight window, spotlights, contemporary portrait radiator, extractor fan and combination vanity mirror/television.

OUTSIDE
Electric gates provides onto a a sweeping driveway which provides ample off street parking for multiple vehicles. The property is surrounded by gardens which are laid mainly to lawn and provide a fantastic space for entertaining with large stone flagged patio and artificial lawned terrace complete with outdoor heated swimming pool. Mature conifer hedging for privacy. Detached outbuildings comprising bar, gymnasium and garage block with sauna.

DETACHED BAR
29'5" x 10'0" (8.97m x 3.05m)
Two UPVC double glazed windows and bi-folding doors out to the covered patio. Spotlights, laminate floor and fitted bar area.

GYMNASIUM
40'10" x 20'6" (max) (12.45m x 6.25m (max))
Composite entrance door as well as a set of bi-folding doors and three UPVC double glazed windows. Full-length mirrored walls, spotlights, two contemporary portrait radiators, further central heating radiator and cushioned flooring.

DETACHED GARAGE BLOCK
30'6" x 15'1" (9.31m x 4.61m)
Electric door, three frosted windows, power, lighting, workbenches and provides access to two adjoining store rooms and sauna.

STORE ROOM ONE
11'5" x 6'3" (3.50m x 1.92m)
Frosted window, power and lighting.

STORE ROOM TWO
13'4" x 11'10" (max) (4.08m x 3.63m (max))
Two frosted windows, power and lighting.

SAUNA
8'5" x 5'5" (2.58m x 1.67m)
Timber sauna with frosted window.

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.

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

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.