



WAKEFIELD
01924 291 294

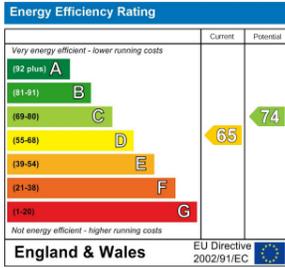
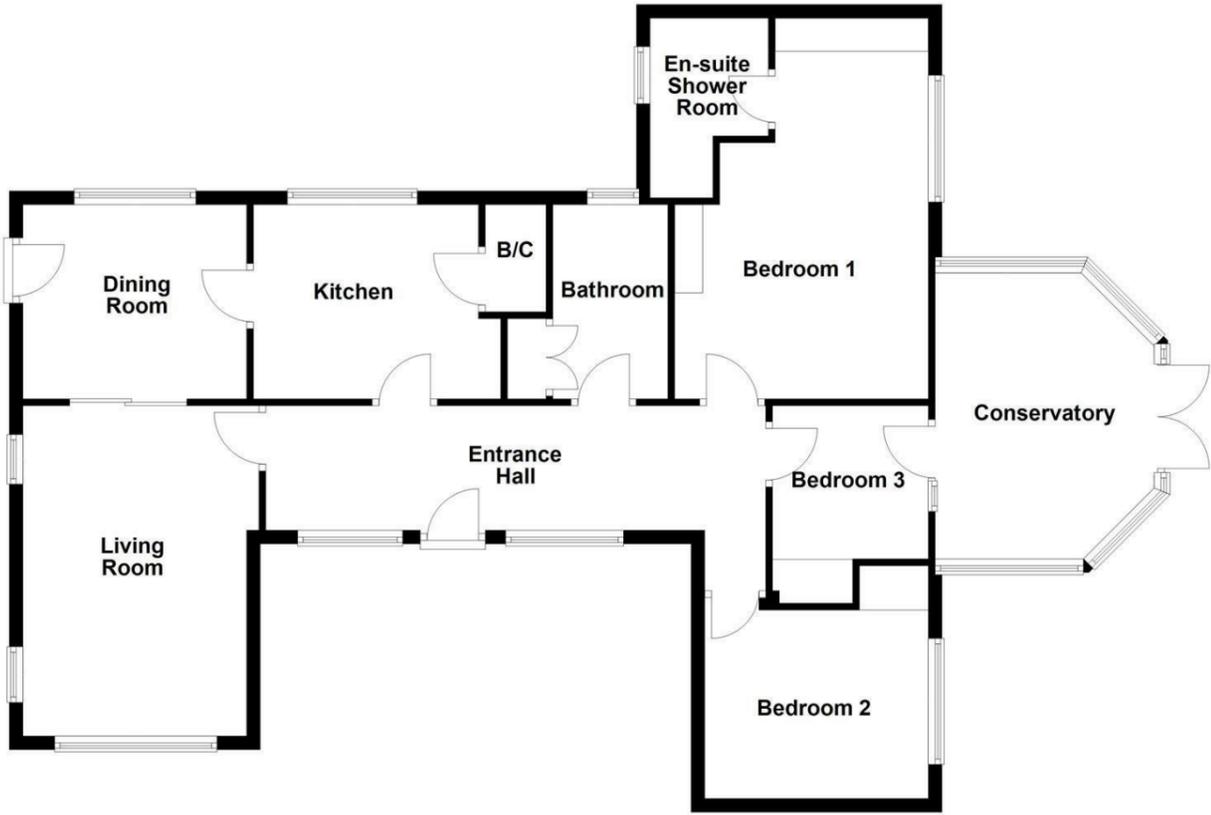
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



66 Slack Lane, Crofton, Wakefield, WF4 1HH
For Sale Freehold £350,000

Situated on a substantial plot is this well maintained three bedroom detached true bungalow, benefitting from ample off road parking and gardens to three sides.

Internally, the property offers well proportioned accommodation accessed from a large central entrance hall. There is a spacious living room featuring a fireplace, along with a separate dining room, providing two reception rooms in total. The kitchen includes a useful pantry cupboard, while the house bathroom is fitted with a three piece suite and benefits from a built in double storage cupboard. There are three bedrooms, with bedroom one enjoying fitted wardrobes and its own en suite shower room, while bedrooms two and three both benefit from built in double wardrobes. A large conservatory overlooks the rear garden and provides additional reception space, with UPVC double glazing and gas central heating installed throughout the property. To the front is a large and attractive lawned garden, along with a paved driveway providing extensive parking. A separate concrete driveway runs along the side of the property leading to a single detached garage, further increasing the available off-road parking. To the rear there is a generous lawned garden with planted borders and fenced boundaries, together with a timber shed positioned behind the garage. The gardens continue around the property, returning to the attractive front lawn, giving the home a spacious and open feel.

The property is located in the sought after village of Crofton, close to local shops, schools, and amenities, with regular bus routes providing access to Wakefield city centre. The M62 motorway network is also only a short drive away, making the property ideal for those wishing to commute further afield.

Overall, this is a spacious and well positioned home on a generous plot, and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed side entrance door leads into the entrance hall, which benefits from two partially glazed windows overlooking the side aspect and a central heating radiator. From the hallway there are six doors providing access to three bedrooms, the house bathroom, the kitchen, and the living room.

KITCHEN

9'5" x 11'11" (max) x 10'10" (min) [2.88m x 3.65m (max) x 3.32m (min)]
 Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Integrated oven and grill with four ring ceramic hob, 1½ sink and drainer with mixer tap, plumbing for washing machine and dishwasher, and space for a freestanding fridge freezer. Timber door to boiler cupboard/pantry with shelving and wall hooks, housing the gas central heating boiler. Double glazed window to the side aspect.

LIVING ROOM

16'0" x 11'5" (max) x 10'10" (min) [4.90m x 3.48m (max) x 3.32m (min)]
 A bright dual aspect room with three double-glazed windows, two to the front and one to the side. Feature gas fire set on a marble hearth with matching interior and decorative wooden surround, two central heating radiators, and timber sliding doors leading into the dining room.



DINING ROOM

9'4" x 11'6" [2.87m x 3.51m]
 With double glazed window to the side aspect, double glazed door to the front, central heating radiator, and timber door leading into the kitchen.



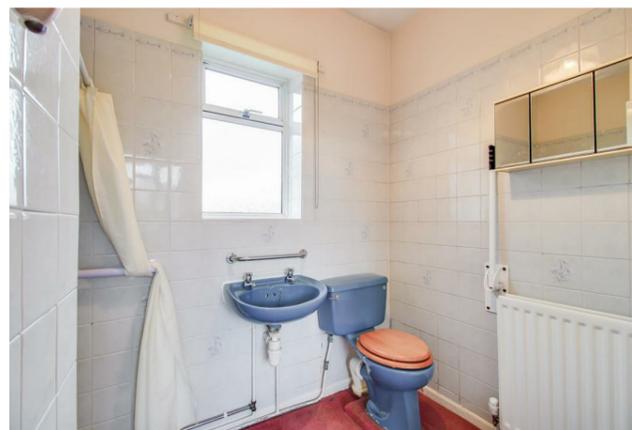
BEDROOM ONE

16'4" x 11'5" (max) x 6'11" (min) [5.0m x 3.50m (max) x 2.13m (min)]
 A UPVC double glazed window overlooks the rear aspect, with a central heating radiator beneath. There is a range of fitted wardrobes to two walls providing ample storage, and a door giving access to the en suite shower room.



EN SUITE SHOWER ROOM

5'5" x 8'7" (max) x 5'9" (min) [1.66m x 2.63m (max) x 1.77m (min)]
 Comprising a three piece suite including low level WC, wash hand basin with mixer tap, and shower with curtain. Part tiled walls, central heating radiator, and a frosted double glazed window to the side aspect.



BEDROOM TWO

10'11" x 8'11" (max) x 8'6" (min) [3.35m x 2.72m (max) x 2.61m (min)]
 A UPVC double glazed window overlooks the rear aspect, with two central heating radiators and a built-in double wardrobe.



BEDROOM THREE

7'6" x 7'5" [2.31m x 2.27m]
 With loft access, ceiling fan, central heating radiator, and built-in double wardrobe. A timber door with glazed frosted panel leads into the conservatory.

CONSERVATORY

10'6" x 13'11" [3.22m x 4.25m]
 UPVC double glazed windows, two central heating radiators, two wall lights, and a set of UPVC double glazed French doors leading to the rear garden.



BATHROOM

9'4" x 5'6" [2.87m x 1.70m]
 Fitted with a three piece suite comprising panelled bath with taps and electric shower over with curtain, low level WC, and pedestal wash basin with taps. Part tiled walls, central heating radiator, frosted double glazed window to the side aspect, and a double storage cupboard housing shelving.



OUTSIDE

To the front of the property is a large and attractive lawned garden arranged in two sections with a central planted border. A paved driveway with low maintenance gravel inserts leads to the garage, which has a manual up-and-over door, power and lighting, and two frosted windows to the rear. A further concrete driveway runs down the left hand side providing additional off-road parking. There is also an outside light by the side entrance door, a timber shed behind the garage, and paved pathways with planted borders. To the rear is a generous lawned garden with planted borders and fenced boundaries, a paved seating area, concrete ramp to the conservatory French doors, outside water supply, and pathways running around the property.



COUNCIL TAX BAND

The council tax band for this property is D.

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.