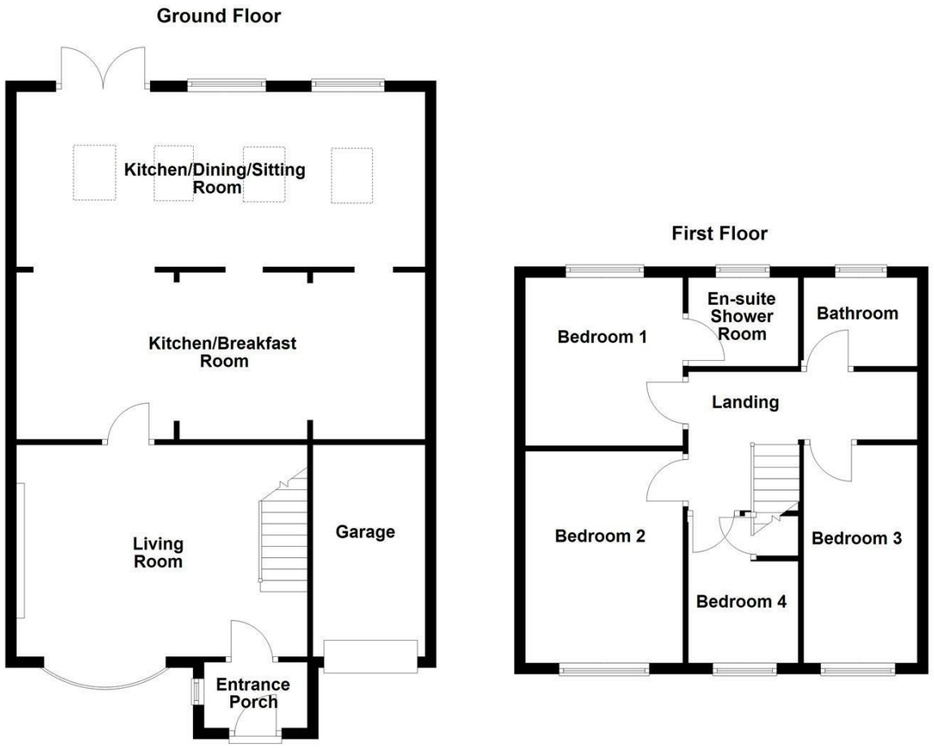
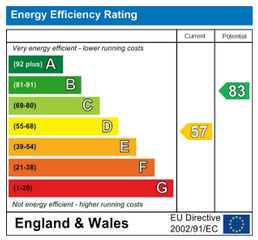


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

10 Manor Drive, New Crofton, Wakefield, WF4 1JH

For Sale Freehold £255,000

Situated in New Crofton is this extended four bedroom semi detached property benefitting from superbly presented accommodation, gated driveway parking and enclosed low maintenance garden, ideal for outdoor entertaining.

The property briefly comprises of the entrance porch, living room, kitchen/breakfast room with an opening into the the kitchen/dining/sitting room. The first floor landing leads to four bedrooms (bedroom one with en suite) and house bathroom. Outside to the front is a driveway (with two sets of gates for access) providing off road parking for two vehicles leading to the single garage. To the rear is a low maintenance enclosed garden with a paved and raised composite decked patio area with canopy over.

The property is ideally located for those who enjoy idyllic walks such as Walton Colliery Nature Park and Wintersett Reservoir, not to mention ideally placed for both travel into Wakefield and Pontefract. Local bus routes are also nearby for the commuter. Local amenities such as shops and schools can be found nearby.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE PORCH
3'11" x 6'2" (1.2m x 1.9m)
Composite front entrance door, coving to the ceiling, dado rail, UPVC double glazed window to the side and UPVC double glazed frosted door to the living room.

LIVING ROOM
10'1" x 11'7" (max) x 13'8" (min) (3.08m x 3.54m (max) x 4.17m (min))
Spotlights, two central heating radiator, UPVC double glazed bow window to the front, stairs to the first floor landing, exposed beam to the ceiling, door to the kitchen/breakfast room, gas fireplace with marble hearth, surround and ornate mantle.

KITCHEN/BREAKFAST ROOM
25'1" x 9'10" (max) x 5'9" (min) (7.66m x 3.0m (max) x 1.77m (min))
Range of modern wall and base units with quartz work surface over and LED strip lighting. Integrated fridge/freezer, five ring induction hob and extractor hood, spotlights, central heating radiator and an opening to the kitchen/dining/sitting room.

KITCHEN/DINING/SITTING ROOM
24'0" x 10'6" (7.34m x 3.21m)
Continuation of the kitchen with modern wall and base units with quartz work surface over, integrated double oven, integrated dishwasher, integrated washing machine and dryer. 1 1/2 sink and drainer with mixer tap, LED strip lighting, four velux skylights, two central heating radiators, two UPVC double glazed windows to the rear and a set of UPVC double glazed French doors to the rear garden,

FIRST FLOOR LANDING
Central heating radiator, loft access and doors to four bedrooms and house bathroom.

BEDROOM ONE
10'0" x 10'4" (3.07m x 3.16m)
Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'3" x 6'7" (1.62m x 2.01m)
Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with electric shower head attachment. UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan and fully tiled.

BEDROOM TWO
9'10" x 12'6" (3.01m x 3.83m)
Range of fitted wardrobes and storage units, central heating radiator, coving to the ceiling, ceiling rose and UPVC double glazed window to the front.

BEDROOM THREE
12'11" x 6'11" (3.95m x 2.11m)
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BEDROOM FOUR
6'8" x 8'10" (max) x 6'6" (min) (2.04m x 2.7m (max) x 2.0m (min))
Overstairs storage cupboard, central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.
5'6" x 6'10" (1.68m x 2.1m)
Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with electric shower. UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan and fully tiled.

OUTSIDE
To the front of the property is a driveway providing off road parking for two vehicles with two sets of iron gates for access leading to the single integral garage with power and light. To the rear is a low maintenance garden with paved and raised composite decked patio area, perfect for outdoor dining and entertaining with canopy over, fully enclosed by walls and timber fencing.

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

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.