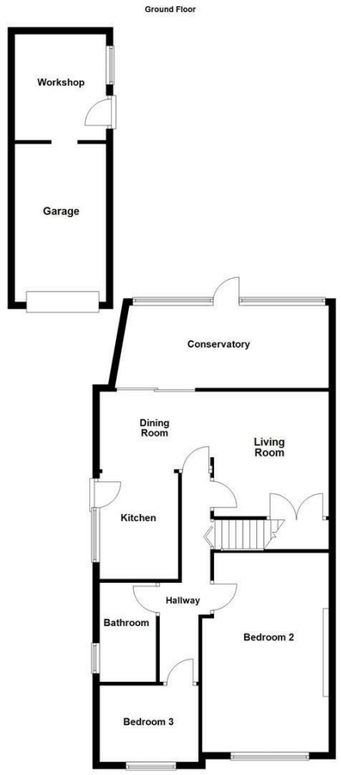

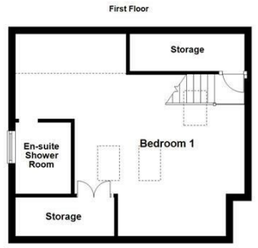

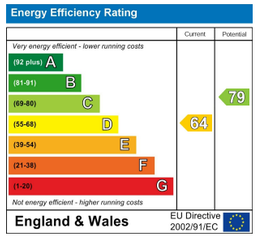

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
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55 The Crescent, Netherton, Wakefield, WF4 4ND

For Sale Freehold £325,000

OPEN TO VIEW SUNDAY 5TH OCTOBER 12 NOON - 2PM NO APPOINTMENT NECESSARY Situated in a sought after area of Netherton is this deceptively spacious three bedroom semi detached bungalow benefitting from conservatory, good sized garage and low maintenance rear garden.

The property is accessed to the side into the modern fitted kitchen with leads to the dining room, living room and conservatory. The inner hallway provides access to two bedrooms with stairs leading to bedroom one located on the first floor boasting en suite facilities. Outside to the front is a tarmacadam area providing off road parking for two vehicles with a shared driveway running down the side to the larger than average single garage with workshop. To the rear is a low maintenance enclosed garden incorporating artificial lawn, pebbled and paved patio areas, perfect for outdoor dining.

Ideally situated close to local amenities and excellent schools, this home offers convenient access to main bus routes connecting to Wakefield city centre. The M1 motorway is just a short drive away, making it perfect for commuters and those looking to travel further afield.

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

ACCOMMODATION

KITCHEN
10'0" x 7'3" (3.06m x 2.23m)
Composite side entrance door. Range of modern wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back, integrated double oven with four ring gas hob and extractor hood. Integrated under counter fridge/freezer, integrated washing machine, UPVC double glazed window to the side and an opening through to the dining room

DINING ROOM
10'9" x 7'4" (3.3m x 2.26m)
Set of UPVC double glazed sliding doors to the conservatory, an opening through to the living room, central heating radiator and door to the hallway.

LIVING ROOM
10'7" x 11'10" (3.23m x 3.61m)
UPVC double glazed window to the conservatory, a set of double doors to understairs storage, central heating radiator and door to the hallway.

CONSERVATORY
7'1" x 19'8" (2.17m x 6.0m)
UPVC double glazed window and door to the rear, two wall mounted electric heater and skylights.

HALLWAY
Central heating radiator, door to bedroom one on the first floor, doors to two further bedrooms and bathroom.

BEDROOM TWO
18'11" x 12'0" (max) x 10'2" (min) (5.77m x 3.67m (max) x 3.1m (min))
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, ceiling rose and gas fireplace with marble hearth, surround and mantle.

BEDROOM THREE
7'3" x 9'4" (2.21m x 2.87m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
5'4" x 9'4" (1.65m x 2.87m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Chrome ladder style radiator and UPVC double glazed frosted window to the side.

BEDROOM ONE
15'5" x 21'9" (max) x 3'5" (min) (4.72m x 6.65m (max) x 1.06m (min))
Range of storage including two storage cupboards, access to the storage eaves and hidden storage area. Three velux skylights, an opening to the en suite shower room, spotlights and two central heating radiators.

EN SUITE SHOWER ROOM/W.C.
5'4" x 6'9" (1.63m x 2.06m)
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the side, chrome ladder style radiator and spotlights.

OUTSIDE
To the front of the property is a tarmacadam area providing off road parking for two vehicles and a shared driveway running down the side to a larger than average single garage (4.66m x 2.61m) with electric roller door, power and light. There is a separate workshop area within the garage (3.06m x 2.62m), also with power, with space for tumble dryer. To the rear is a low maintenance garden with an artificial lawn, pebbled and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

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

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 Ossett 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.