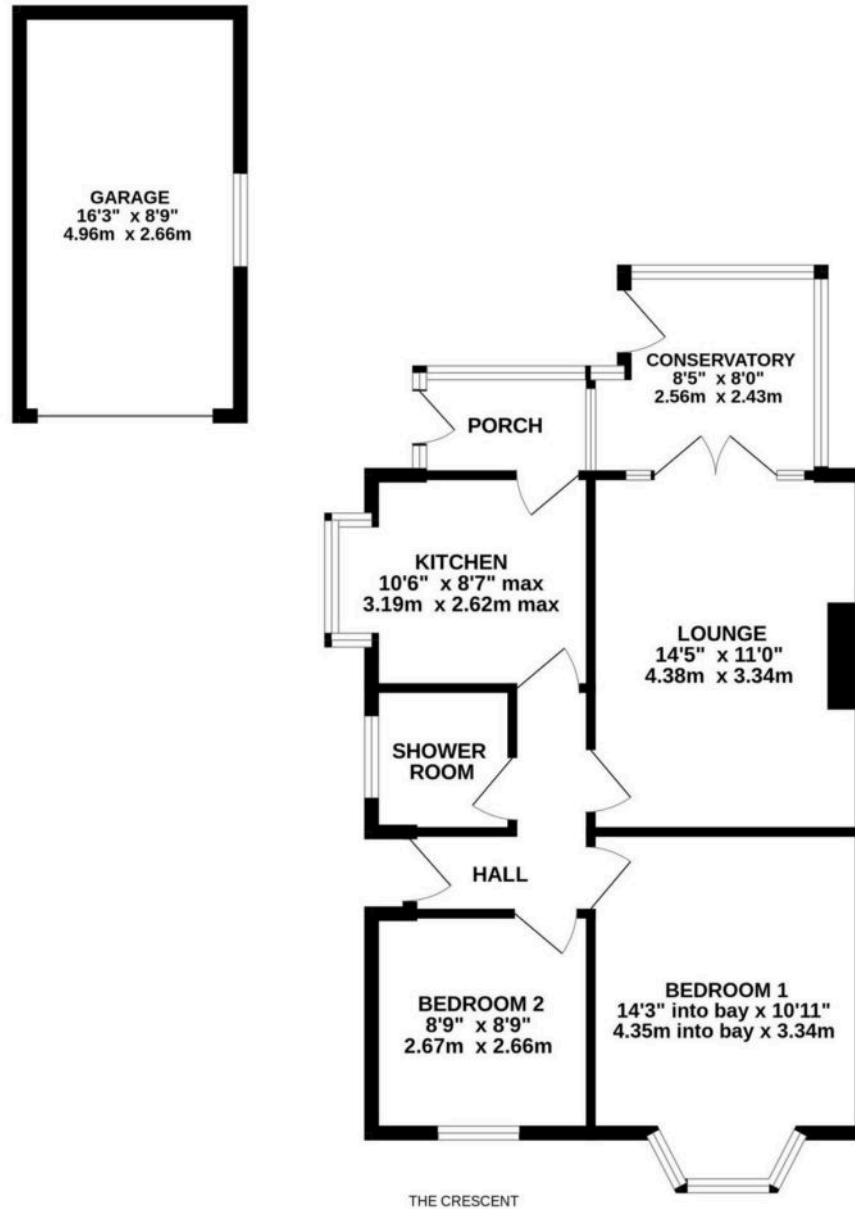




The Crescent, Altofts
Wakefield

Offers in Region of **£230,000**



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The Crescent, Altofts

Wakefield

A SEMI-DETACHED, TRUE BUNGALOW, SITUATED IN A QUIET CUL-DE-SAC POSITION AND OFFERED WITH NO ONWARD CHAIN. SITUATED IN THE POPULAR VILLAGE OF ALTOFTS, A SHORT DISTANCE FROM AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY FEATURES A DRIVEWAY, DETACHED GARAGE AND LOW MAINTENANCE GARDENS TO THE FRONT AND REAR.

The property accommodation briefly comprises of entrance hall, lounge, breakfast kitchen, two bedrooms, shower room, conservatory and rear porch. There is a useful loft space with masses of potential to incorporate into accommodation (subject to necessary consent). Externally there is a driveway to the front leading to a detached garage, there is a low maintenance garden to the front with an enclosed patio and lawn to the rear with gate leading out to neighbouring fields.

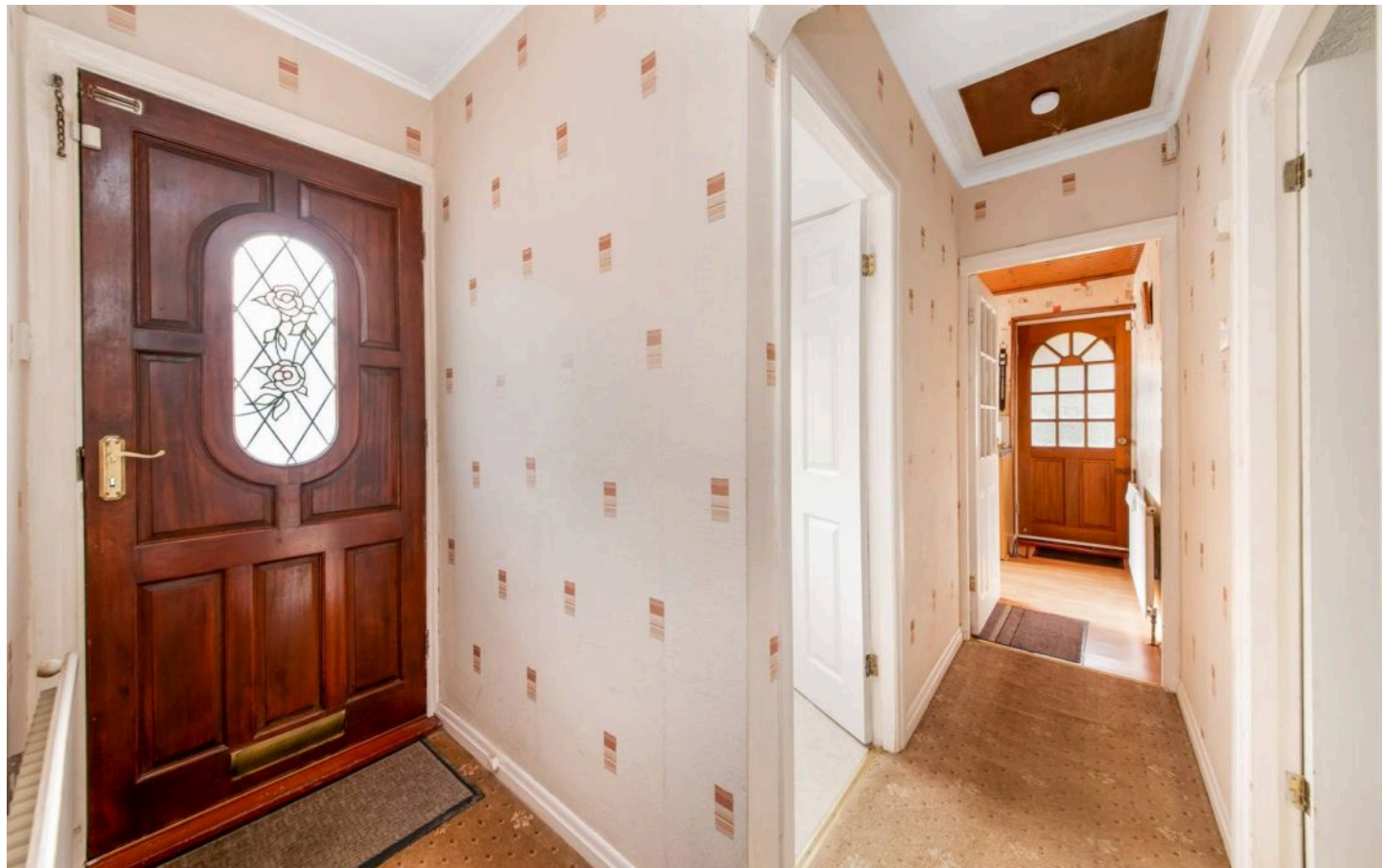
ENTRANCE HALL

Enter into the property through a timber and glazed door from the side elevation with obscured, stained glass inserts with leaded detailing into the entrance hall. The entrance hall features multipaneled doors providing access to the open plan living dining room, the kitchen, two bedrooms and the shower room. There entrance hall features a radiator, a ceiling light point, decorative coving and a loft hatch which provides access to a useful attic space above.

KITCHEN

10' 6" x 8' 7" (3.19m x 2.62m)

A multipaneled timber and glazed door provides access to the kitchen from the entrance hall. The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge work surfaces over, which incorporate a single bowl stainless steel sink and double drainer unit with a mixer tap. The kitchen is equipped with space for an electric cooker with tiling to the splash areas, and there is a wood panelled ceiling with a ceiling light point. There is a double-glazed bay window to the side elevation and a multipaneled timber and glazed door with obscured glazed inserts that leads to the porch. Additionally, the kitchen features a radiator, a tall pantry cupboard and there is space and provisions for an automatic washing machine, an under-counter fridge unit and laminate flooring.





BEDROOM ONE

14' 3" x 10' 11" (4.35m x 3.34m)

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a double-glazed bay window to the front elevation, decorative coving to the ceilings, a central ceiling light point and a radiator.

BEDROOM TWO

8' 9" x 8' 9" (2.67m x 2.66m)

Bedroom two is currently being utilised as a second reception room but can accommodate a single bed with ample space for free standing furniture or perhaps a ¾ bed. There is decorative coving to the ceilings, a double-glazed window to the front elevation, a central ceiling light point and radiator.



SHOWER ROOM

The shower room features a white, three-piece suite which comprises of a low-level W.C., pedestal wash hand basin and a fixed frame shower cubicle with a thermostatic shower and glazed surround. There are tiled walls, a radiator, a ceiling light point and a double-glazed window with obscured glass and tiled surround to the side elevation. There is also an extractor fan in situ.



LOUNGE

14' 4" x 10' 11" (4.38m x 3.34m)

The lounge is a generously proportioned reception room which features decorative coving to the ceilings, a central ceiling light point, two wall light points, a radiator and double-glazed French doors with adjoining windows to the rear elevation providing access to the conservatory. The focal point of the room is the electric fireplace with an attractive granite inset and hearth with decorative mantel surround.





CONSERVATORY

8' 5" x 8' 0" (2.56m x 2.43m)

The conservatory features banks of double-glazed windows to both the side elevation and the rear elevation with an external double-glazed door to the side providing direct access to the gardens. There is laminate flooring, a ceiling light point with a fan attachment and ample plug points in situ.

REAR PORCH

The rear porch features banks of double-glazed windows to either side elevation and a bank of double-glazed windows to the rear. There is an external double-glazed PVC door to the side elevation providing access to the gardens. There is laminate flooring, a wood panelled ceiling and plug points in situ. The rear porch has ample space for free standing appliances which could be utilised as a utility.



EXTERNAL

Externally, the property occupies a generous plot which features a gated, paved driveway providing off street parking for multiple vehicles in tandem which leads to a detached garage. The front garden is low maintenance with well stocked flower and shrub beds and a gravelled area to the front with part wall and part fenced boundaries. Following the driveway down the side of the property there is a canopy by the door to the side elevation with terracotta tiled flooring which leads to the entrance hall. There is a gate at the bottom of the driveway which nicely encloses the rear garden.

REAR EXTERNAL

Externally to the rear, the property benefits from a low maintenance enclosed garden which features a flagged patio area and is laid predominantly to lawn. Again, there are well-stocked flower and shrub beds and a gate at the bottom of the garden which provides access to the neighbouring fields. There is an external light to the rear of the property.

DETACHED GARAGE

The garage features an up and over door. There is a bank of windows to the side elevation.



PROPERTY VIEWING NOTES -

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ADDITIONAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed - 21/02/25



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