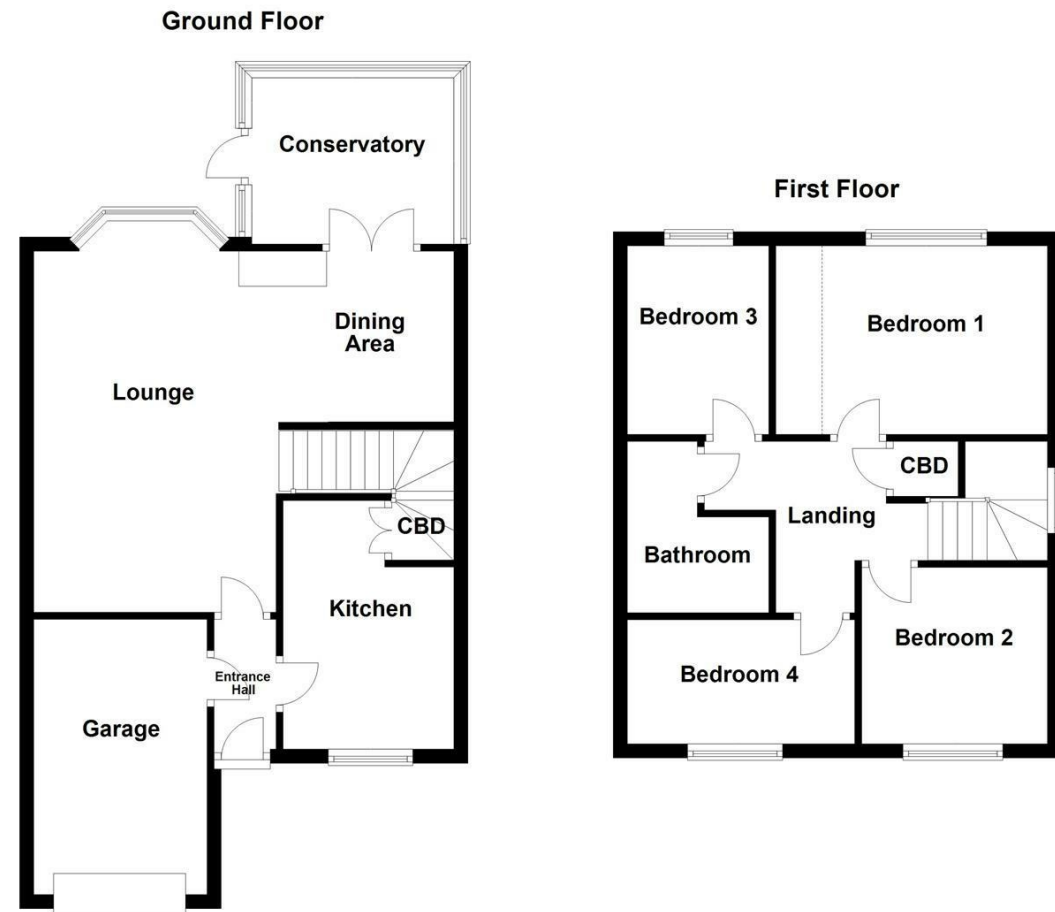




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



28 Rockwood Crescent, Calder Grove, Wakefield, WF4 3DZ

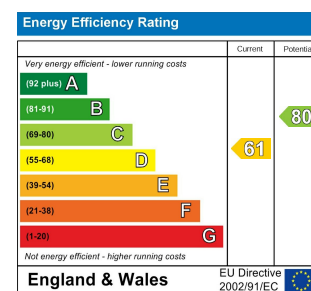
For Sale Freehold £272,500

Well presented throughout is this four bedroom detached family home set in this highly regarded area in Calder Grove and benefitting from well proportioned rooms, off road parking, enclosed rear garden and a recently installed boiler (July 2023).

The property briefly comprises of entrance hall, kitchen, lounge with dining area, conservatory and integral garage. To the first floor landing there are four bedrooms, house bathroom and airing cupboard. Outside to the front there is a block paved driveway providing off road parking for two vehicles leading to the garage, as well a block paved pathway leading to the front door and lawn with hedge border. The garden is mainly pebbled to the rear with paved patio area and enclosed by timber fencing.

The property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

This well presented home deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.



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.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, doors leading to the kitchen, lounge and garage.

KITCHEN

71" x 116" [max] x 87" [min] [2.43m x 3.53m [max] x 2.62m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob with stainless steel extractor hood above, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Tiled splash back, UPVC double glazed window to the front, LED ceiling spotlights and understairs storage cupboard.

LOUNGE

16'10" x 11'3" [5.14m x 3.45m]

Stairs to the first floor landing, opening leading into the dining area, coving to the ceiling, two central heating radiators, dado rail, electric fire with marble hearth, surround and wooden mantle and UPVC double glazed bay window to the rear.



DINING AREA

8'4" x 8'6" [2.55m x 2.6m]

Central heating radiator, coving to the ceiling, dado rail and understairs storage. Set of double doors leading into the conservatory.



CONSERVATORY

9'6" x 7'9" [2.92m x 2.37m]

UPVC double glazed windows to the rear and UPVC double glazed door leading out to the rear garden. Skylights to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors leading to four bedrooms, house bathroom and airing cupboard.

BEDROOM ONE

10'8" x 8'5" [3.27m x 2.59m]

Central heating radiator, UPVC double glazed window to the rear, dado rail, coving to the ceiling and set of fitted wardrobes.



BEDROOM TWO

8'8" x 8'7" [2.65m x 2.62m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



BEDROOM THREE

6'9" x 8'10" [2.08m x 2.71m]

Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



BEDROOM FOUR

5'10" x 7'6" [1.78m x 2.29m]

Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

BATHROOM/W.C

8'2" [max] x 7'8" [min] x 3'8" [2.51m [max] x 2.34m [min] x 1.13m]

UPVC double glazed frosted window to the side, ladder style radiator, LED ceiling spotlights, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap, bath with mixer tap and separate shower cubicle with glass shower screen, overhead shower attachment and fully tiled.



OUTSIDE

Block paved driveway providing off road parking for two vehicles, leading to the single integral garage with manual up and over door. The rest of the garden is laid to lawn with hedges borders and further block paved pathway leading to the front door. The rear garden is mainly pebbled with a paved patio area, perfect for outdoor dining and entertaining and 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 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.