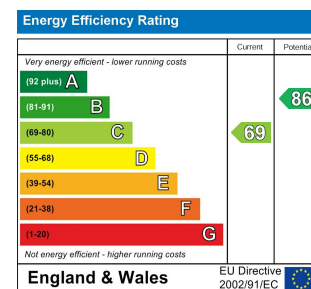
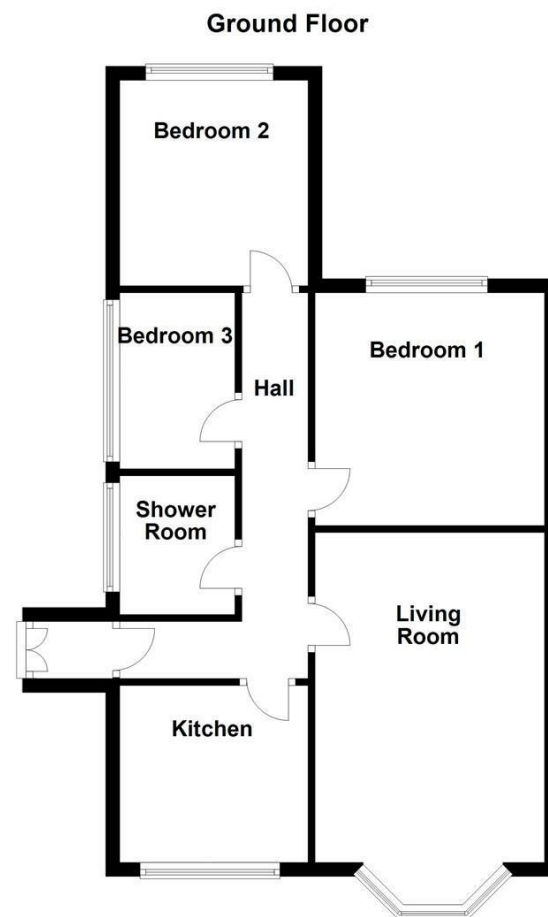




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 44 Cambridge Crescent, Crofton, Wakefield, WF4 1RZ

**For Sale Freehold £220,000**

Situated close to Wakefield city centre is this superbly presented three bedroom semi detached bungalow benefiting from driveway parking, spacious rear gardens and a detached garage.

The accommodation briefly comprises of an entrance hall, living room, fitted kitchen, three bedrooms and a shower room/w.c. There is also potential to extend into the loft subject to the necessary permissions. Externally there are low maintenance gardens to the front and rear. A detached garage for storage as well as ample driveway parking.

Situated in Crofton, the property is ideally located for all local shops and amenities. Is nearby to a good bus routes travelling in and out to Wakefield city centre. Built to a high standard, the home is ready to move into and a viewing is recommended.

### 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

### PORCH

3'2" x 3'0" (0.99m x 0.92m)

Side UPVC door into the porch, UPVC door into the hallway.

### HALLWAY

Central heating radiator, loft hatch with ladder access, access to the kitchen, living room, three bedrooms and shower room/w.c.

### KITCHEN

8'10" x 8'3" (2.70m x 2.53m)

UPVC double glazed window to the front, 1 1/2 stainless steel sink and drainer unit, integrated fridge freezer, space for a washing machine, integrated oven and grill, tiled splashback, built in storage cupboard housing the boiler, tiled walls.



### LIVING ROOM

16'0" x 10'9" (4.89m x 3.28m)

UPVC double glazed bay window to the front, central heating radiator, integrated gas fire with marble surround.



### BEDROOM ONE

11'0" x 10'11" (3.36m x 3.33m)

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.



### BEDROOM TWO

9'10" x 8'11" (3.02m x 2.74m)

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes.

### BEDROOM THREE

8'2" x 5'6" (2.5m x 1.7m)

UPVC double glazed window to the side elevation, central heating radiator and is currently used as a dining room.

### SHOWER ROOM/W.C.

6'7" x 5'6" (2.01m x 1.68m)

Frosted UPVC double glazed window to the side elevation, corner shower cubicle with wall

mounted shower, vanity wash hand basin and a low flush w.c. Spotlights to the ceiling and fully tiled.



## OUTSIDE

To the front there is a low maintenance shrubby garden with bush and borders. Tarmac driveway parking to the front. Gated entry leads to further side parking leading to the rear detached garage. The rear garden is low maintenance with split level lawn with tarmac and flag patio surrounding. Further flagged patio to the corner with bush and shrubby border. There is a built in EV charging unit. There is open fields of farmland.

## COUNCIL TAX BAND

The council tax band for this property is B

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## 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.