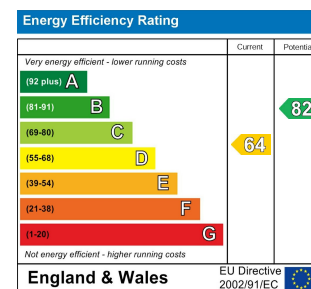
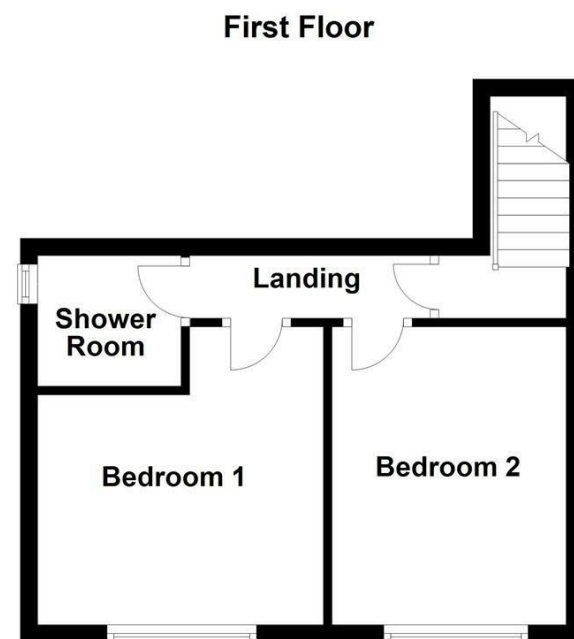
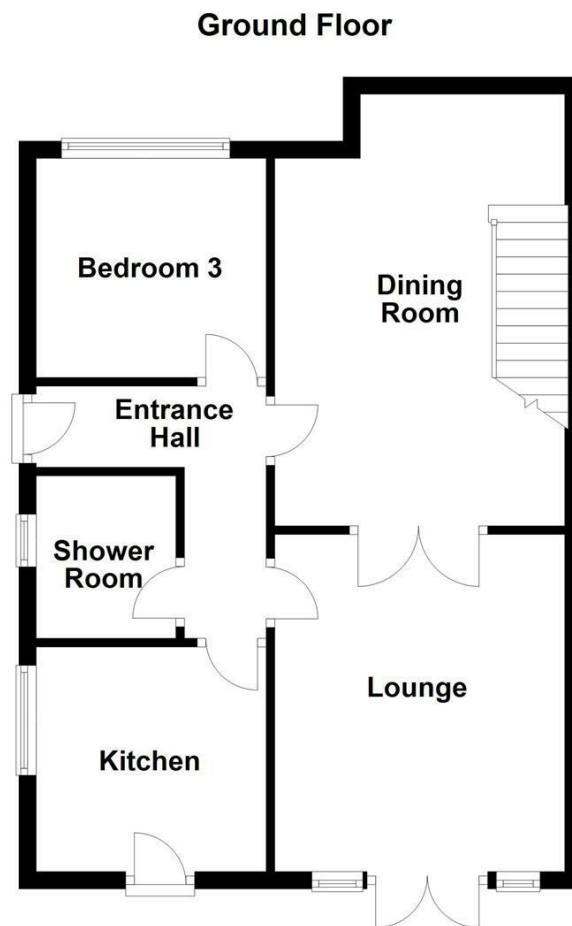




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## 22 Fernlea Close, Crofton, Wakefield, WF4 1HY

### For Sale Freehold Offers In The Region Of £225,000

Deceptive from the main roadside is this well appointed and extended two bedroom semi detached dormer bungalow benefitting UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, kitchen, dining room, lounge, bedroom three and shower room/w.c. The first floor landing leads to two further bedrooms and shower room/w.c. Outside, attractive lawned gardens to the front and rear with driveway to the side providing off street parking leading to the detached garage.

Situated in a popular part of Crofton, the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession and a viewing comes highly 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.

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\*your home may be repossessed if you do not keep up repayments on your mortgage

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## ACCOMMODATION

### ENTRANCE HALL

UPVC side entrance door, loft access, radiator, laminate floor, recess ceiling spotlights and doors to bedroom three, dining room, lounge, shower room and kitchen.

### KITCHEN

8'7" x 8'6" [2.64m x 2.60m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for fridge and freezer. Four ring gas hob with filter hood above, integrated oven and grill, tiled splash backs, laminate floor, radiator, recess ceiling spotlights, UPVC double glazed window to the side and UPVC door to the rear.



### SHOWER ROOM/W.C.

5'5" x 6'1" [1.67m x 1.86m]

Concealed low flush w.c., wash basin with vanity cupboards, corner shower cubicle with mixer shower, UPVC double glazed frosted window to the side, recess ceiling spotlights and heated chrome towel radiator.



### BEDROOM THREE

8'7" x 8'3" [2.63m x 2.54m]

UPVC double glazed window to the front, radiator and storage cupboard.

### DINING ROOM

10'11" x 16'9" [3.34m x 5.12m]

UPVC double glazed walk in bay window to the front, two radiators, recess ceiling spotlights, French doors into the lounge, door into hallway and stairs to the first floor.



### LOUNGE

12'0" x 10'11" [3.68m x 3.34m]

UPVC double glazed French doors to the rear with windows either side, radiator, coving to the ceiling and electric fire.



### FIRST FLOOR LANDING

Doors to two bedrooms and the shower room.

### BEDROOM ONE

11'3" [max] x 9'3" [min] x 11'1" [3.44m [max] x 2.83m [min] x 3.38m]

UPVC double glazed window to the rear, radiator and recess ceiling spotlights.



### BEDROOM TWO

8'8" x 11'3" [2.65m x 3.44m]

Recess ceiling spotlights, UPVC double glazed window to the rear and radiator.



### SHOWER ROOM/W.C.

4'9" x 5'4" [1.46m x 1.64m]

Low flush w.c., wash basin with vanity cupboards, UPVC double glazed window to the side and shower cubicle with mixer shower.

### OUTSIDE

Lawned garden to the rear and driveway to the side providing off street parking leading to the concrete sectional detached garage with up and over door. Lawned garden to the rear incorporating flagged patio and timber framed shed.



### 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.