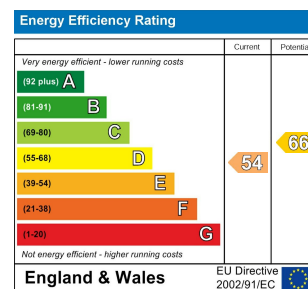
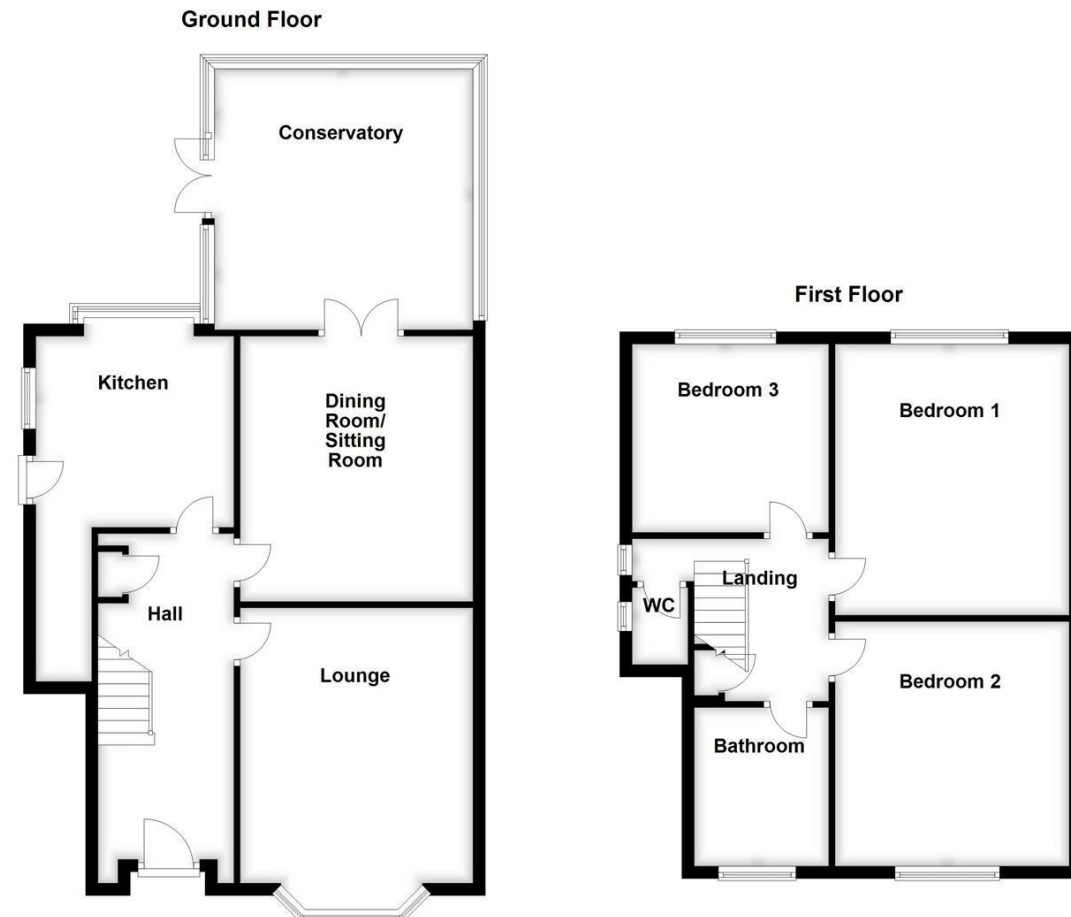




WAKEFIELD | **OSSETT** | **HORBURY**
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503 Doncaster Road, Crofton, WF4 1RP

For Sale Freehold £375,000

Occupying a fantastic size plot is this well presented three bedroom detached property with potential to extend, subject to consent and benefitting from conservatory, gated driveway parking and generously proportioned rear garden.

The property briefly comprises of the entrance hall, lounge, dining/sitting room, kitchen and conservatory. The first floor landing leads to three bedrooms, family bathroom and separate w.c. Externally, there are lawned gardens to the front and rear with driveway parking to the front providing ample off road parking and a generous sized gardens to the rear with decked seating.

The property is ideally located for all local shops and amenities, whilst being a short drive away from Wakefield city centre for those looking to commute further afield.

Simply a fantastic home with scope to extend, a viewing is 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.

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.



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ACCOMMODATION

ENTRANCE HALL

Entrance door, UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing and access to the two reception rooms and kitchen.

LOUNGE

14'9" x 12'5" [4.5m x 3.81m]

UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with surround.

DINING/SITTING ROOM

14'2" x 12'5" [4.34m x 3.81m]

Gas fireplace with tiled and wooden surround, central heating radiator and double doors leading into the conservatory.



CONSERVATORY

13'11" x 13'10" [4.26m x 4.23m]

UPVC double glazed windows to three sides and roof. Side door leading to the rear garden.



KITCHEN

10'7" x 10'3" [3.24m x 3.13m]

UPVC double glazed windows to the rear and side elevation with side UPVC door. Fitted kitchen with wall and base units with wood effect laminate work tops, integrated oven and integrated microwave. Integrated gas hob with cooker hood, 1 1/2 sink and drainer unit, space for a fridge/freezer and tiled splash backs.

FIRST FLOOR LANDING

Access to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

14'2" x 12'6" [4.32m x 3.83m]

UPVC double glazed window to the rear, central heating radiator and fitted storage to one side over the bed.



BEDROOM TWO

12'6" x 13'1" [3.83m x 4.00m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM THREE

10'1" x 10'6" [3.08m x 3.22m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage to one side.

BATHROOM

8'5" x 6'10" [2.59m x 2.10m]

Three piece suite comprising bath, vanity wash hand basin and shower cubicle with mixer shower. Fully tiled walls, central heating radiator and UPVC double glazed window to the front elevation.



W.C.

UPVC double glazed window to the side elevation, low flush w.c., wash hand basin unit with mixer and fully tiled walls.

OUTSIDE

To the front the property has gated entry with driveway parking providing ample space one/two cars and low maintenance lawn with bush and shrubbery border. Further gates lead down the side of the property where there is further off street parking and a detached storage garage. A decked seating area leads to a spacious lawn with bush and shrubbery bordering.



COUNCIL TAX BAND

The council tax band for this property is D.

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.