



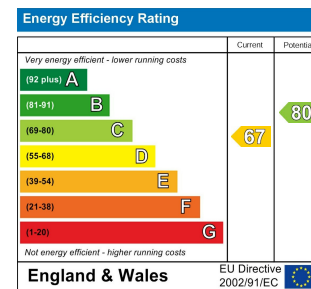
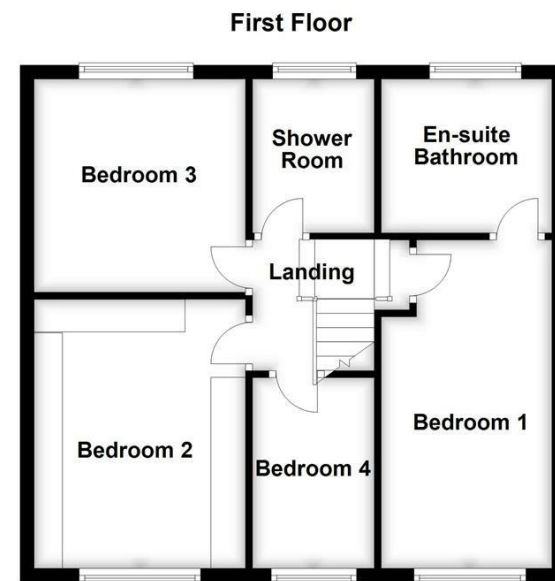
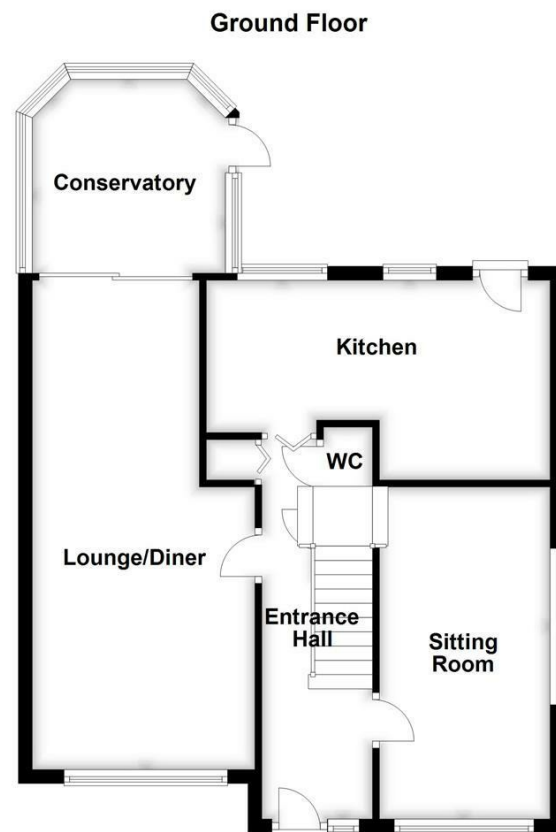
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

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**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.



**9 Ashdene Crescent, Crofton, Wakefield, WF4 1PL**

**For Sale By Modern Method Of Auction Freehold Starting Bid £270,000**

For sale by Modern Method of Auction; Starting Bid Price £280,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this extended four bedroom detached family home with spacious living accommodation spread over two levels benefitting from stunning bespoke kitchen, ample off road parking and attractive rear garden.

The property briefly comprises of spacious entrance hall, downstairs w.c., large lounge/diner, conservatory, sitting room and stunning kitchen. The first floor landing leads to four good sized bedrooms (with bedroom one boasting en suite bathroom) and modern three piece suite house shower room/w.c. Outside to the front is a double concrete driveway providing ample off road parking with an attractive lawned front garden. Two pathways lead down the side of the property through a timber gate accessing the enclosed rear garden. Within the rear garden is a tiered paved patio area, perfect for al fresco dining overlooking an attractive lawn with timber shed, completely enclosed by timber fencing.

The property is situated within the sought after village of Crofton, close to local amenities and schools with main bus routes running to and from Wakefield city centre.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted window to the front aspect, vinyl tiled floor, central heating radiator, coving to the ceiling, staircase leading to the first floor landing and doors to the sitting room, lounge/diner, downstairs storage cupboard, downstairs w.c., modern fitted kitchen and cloakroom cupboard.

### LOUNGE/DINER

10'2" (max) x 7'10" (min) x 23'5" (3.12m (max) x 2.41m (min) x 7.16m)

UPVC double glazed window overlooking the front aspect, coving to the ceiling, two central heating radiators, serving hatch through to the kitchen and UPVC double glazed sliding patio doors leading into the conservatory.



### CONSERVATORY

9'0" x 9'1" (2.76m x 2.79m)

UPVC double glazed windows on all sides and UPVC double glazed door to the rear garden. Power and light.



### W.C.

Concealed low flush w.c., wall hung wash basin with mixer tap and tiled splash back. Laminate tiled floor and inset spotlights to the ceiling.

### SITTING ROOM

7'1" x 16'0" (2.18m x 4.88m)

UPVC double glazed windows to the front and side, central heating radiator and vinyl tiled floor.

### KITCHEN

9'3" (max) x 6'7" (min) x 16'3" (2.83m (max) x 2.01m (min) x 4.97m)

Range of wall and base high gloss units with white quartz work surface and tiled splash back, 1 1/2 composite sink and drainer with swan neck chrome mixer tap, integrated double oven and grill with four ring induction hob with cooker hood and glass surround. Plumbing and drainage for a washing machine, space for a dryer, integrated fridge and freezer. Integrated slimline dishwasher, pull out pantry cupboard drawers, UPVC double glazed windows overlooking the rear aspect and door leading out to the rear garden. Vinyl tiled floor, contemporary radiator and serving hatch through to the sitting room.



### FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder to fully boarded loft with power and light within housing the combi condensing boiler. Doors to four bedrooms and the house shower room.

### BEDROOM ONE

7'8" x 15'7" (2.35m x 4.77m)

UPVC double glazed window overlooking the front elevation, central heating radiator and door to the en suite bathroom.

### EN SUITE BATHROOM/W.C.

6'11" x 7'6" (2.12m x 2.30m)

Three piece suite comprising curved corner shower with jacuzzi style jets, mixer tap and pull out shower attachment, low flush w.c. and pedestal wash basin with two taps. Fully laminated walls, UPVC cladding to the ceiling with inset spotlights, chrome ladder style radiator, laminate tiled floor, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.

### BEDROOM TWO

12'6" x 10'0" (3.82m x 3.05m)

Range of fitted wardrobes, fitted drawers and dressing table. UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

### BEDROOM THREE

10'0" x 10'0" (3.07m x 3.07m)

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR

8'9" (max) x 6'3" (min) x 5'9" (2.69m (max) x 1.93m (min) x 1.77m)

Built in double cupboard over the bulkhead of the stairs with wall mounted storage cupboard, UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.

### SHOWER ROOM/W.C.

7'0" x 5'8" (2.15m x 1.75m)

Three piece suite comprising walk in shower cubicle with curved double glass door, mixer shower and shower attachment, vanity wash basin with mixer tap built into laminate work surface and concealed low flush w.c. Chrome ladder style radiator, fully laminated walls, UPVC cladding to the ceiling with inset spotlights and extractor fan. UPVC double glazed frosted window overlooking the rear elevation and wall mounted shaver socket point.



## OUTSIDE

To the front of the property is a double concrete driveway providing ample off road parking with an attractive lawned garden with planted borders surrounding and paved pathway to the left and right of the property leading to the rear garden. To the rear is paved patio area, perfect for entertaining and dining purposes tiered into two sections overlooking an attractive lawn with timber shed, surrounded by timber panelled surround fences and conifer hedges 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.

## AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.