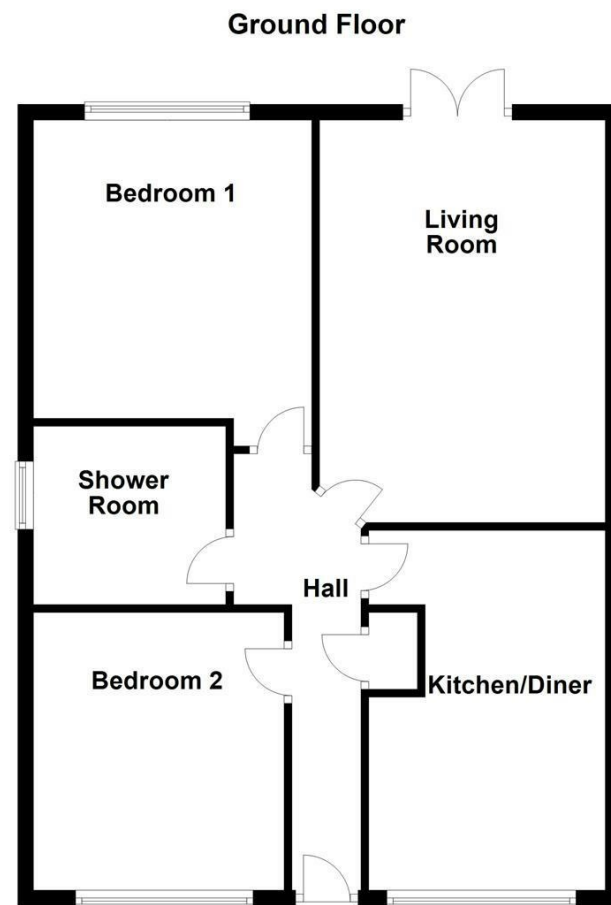




WAKEFIELD | **OSSETT** | **HORBURY**
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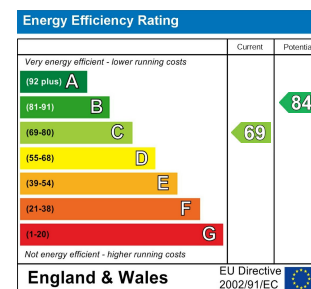
4 Springhill Mount, Crofton, WF4 1EZ
For Sale Guide Price £240,000 - £250,000

Recently modernised and renovated to a fantastic standard is this superbly presented two bedroom semi detached bungalow benefitting from driveway parking and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen/diner, extended living room, two bedrooms and modern shower room/w.c. Externally the property has ample driveway parking with low maintenance gardens to the front and rear.

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

This property would make a fantastic home and a viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Built in storage cupboard, central heating radiator, loft hatch for storage and access to the kitchen, living room, two bedrooms and shower room.

KITCHEN

15'1" x 9'10" [4.61m x 3.00m]

Modern fitted kitchen with a range of wall and base units with quartz work tops, 1 1/2 sink and drainer, integrated double oven and microwave, integrated ceramic hob with cooker hood, washing machine, fridge and freezer. Spotlights to the ceiling, central heating radiator and UPVC double glazed window to the front elevation.

LIVING ROOM

16'10" x 11'10" [5.15m x 3.62m]

UPVC double glazed French doors to the rear elevation, central heating radiator, wall lights and feature fireplace with living flame electric fire and marble surround.



BEDROOM ONE

12'5" x 11'8" [3.78m x 3.56m]

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



BEDROOM TWO

10'7" x 11'10" [3.23m x 3.62m]

UPVC double glazed window to the front elevation and central heating radiator.



SHOWER ROOM/W.C.

8'0" x 7'2" [2.46m x 2.20m]

Modern three piece suite comprising walk in shower with glass screen, wall mounted shower and hand held shower attachment, low flush w.c. and vanity wash basin with mixer tap. White ladder style radiator, spotlights to the ceiling and tiled walls and floor. UPVC double glazed frosted window to the side elevation and built in storage cupboard.



OUTSIDE

To the front of the property is driveway parking with ample space for several cars and a soil lawn, with potential to be a low maintenance lawn. To the rear is a flagged patio seating area, space for a storage shed and soil garden with potential for an artificial lawn to be laid.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.