



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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



26 Hare Park Lane, Crofton, Wakefield, WF4 1HR
For Sale Freehold Offers In The Region Of £210,000

Boasting stunning views to the rear of fields and adjoining countryside, enjoying a tucked away position within the popular village of Crofton is this spacious three bedroom, semi detached house benefiting from UPVC double glazing and oil fired central heating.

The accommodation fully comprises entrance porch, lounge, inner hall, kitchen dining room, rear porch, downstairs w.c., first floor landing, three bedrooms and the house bathroom/w.c. Outside low maintenance gardens to the front and rear. On street parking is available at the front.

The property is well placed to local amenities including shops and schools, local bus routes are nearby. An ideal home for the first time buyer, couple or family looking to gain access onto the property market.



ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door, with window to the side, UPVC double glazed window to the side of the door. Door into the living room.

LIVING ROOM

14'11" x 17'3" max into bay x 11'11" min [4.55m x 5.28m max into bay x 3.65m min]

UPVC double glazed walk in bay window to the front, two radiators, coving to the ceiling, dado rail, coal fire with detailed tiled back and hearth within modern surround. Door to the inner hallway.



INNER HALLWAY

Stairs to the first floor landing, door into the kitchen dining room.

KITCHEN DINING ROOM

14'9" x 12'10" [4.52m x 3.93m]

A range of wall and base units with work surface over incorporating 1 1/2 sink and drainer, boiler, integrated fridge, integrated oven and grill, four ring electric hob, splashback tiles, two UPVC double glazed windows to the rear, radiator, wood effect flooring, understairs cloaks storage with space for appliance, display wall cabinets. Door to the rear porch.

REAR PORCH

Radiator, UPVC door to the side, door to the downstairs w.c.

DOWNSTAIRS W.C.

4'1" x 4'3" [1.26m x 1.30m]

UPVC double glazed window to the side, wash basin, laminate floor, radiator and low flush w.c.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors to three bedrooms and bathroom/w.c.

BEDROOM ONE

12'11" x 9'5" [3.94m x 2.88m]

UPVC double glazed window to the rear with superb

views to the of fields and countryside, radiator, coving to the ceiling, dado rail.



BATHROOM/W.C.

5'0" x 8'3" [1.54m x 2.52m]

Low flush w.c., wash basin over pedestal and panelled bath. Fully tiled walls, UPVC double glazed frosted window to the rear, recess ceiling spotlights, coving to the ceiling and radiator.



BEDROOM TWO

14'11" x 7'3" max x 5'4" min [4.57m x 2.22m max x 1.65m min]

UPVC double glazed window to the front, radiator.



BEDROOM THREE

7'3" x 8'10" [2.21m x 2.70m]

UPVC double glazed window to the front and radiator.

OUTSIDE

Low maintenance garden to the front and a low maintenance flagged garden to the rear.



PLEASE NOTE

Please be advised the property is fuelled by oil fired central heating.

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.