



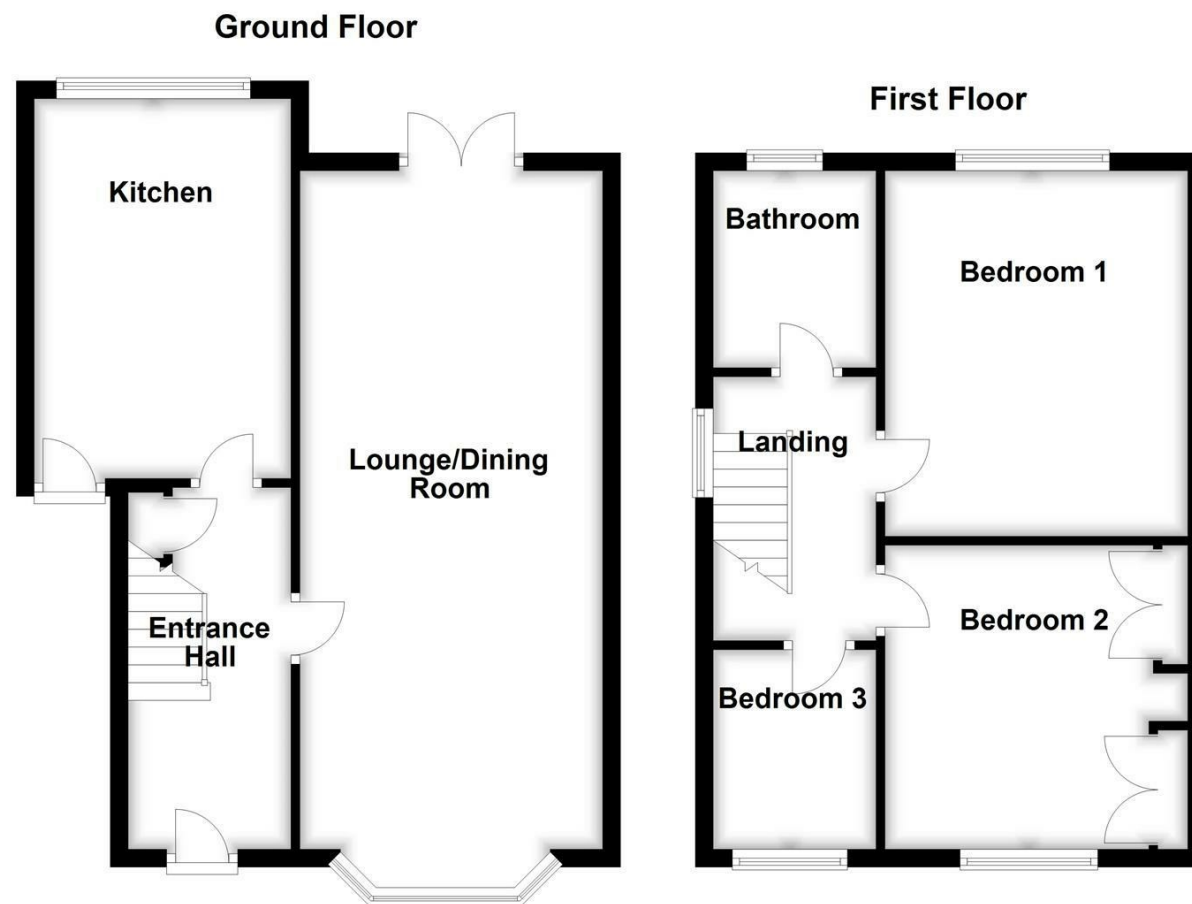
WAKEFIELD
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01977 798 844



457 Doncaster Road, Crofton, Wakefield, WF4 1RP

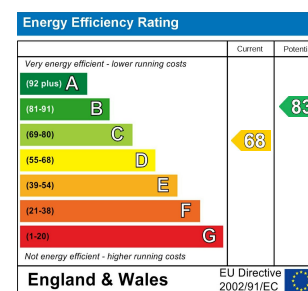
For Sale Freehold £260,000

Occupying a fantastic plot with superb rear gardens boasting far reaching views of surrounding farmland is this well presented three bedroom semi detached property with ample driveway parking.

The property briefly comprises of the entrance hall, open plan lounge/dining room and kitchen. The first floor landing leads to three bedrooms and modern family bathroom/w.c. Externally there is ample driveway parking with lawned front garden. To the rear are spacious gardens with flagged patio seating, a feature pond and good sized lawn with far out reaching views of surrounding farmland and countryside.

Situated off Doncaster Road, the property is ideally located for all local shops and amenities including local schools. Wakefield city centre is only a short drive away, as well as the motorway network for those looking to commute further afield.

Modern and well presented throughout, this property would make a fantastic family home and 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*

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Please ring us to arrange a mortgage advice appointment.

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

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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

UPVC front entrance door, central heating radiator, access to the lounge/dining room and kitchen. Built in storage cupboard under the stairs and staircase to the first floor landing.



LOUNGE/DINING ROOM

24'11" x 11'2" [7.62m x 3.41m]

UPVC double glazed bay window to the front elevation, feature gas fire with wood surround, two central heating radiators and UPVC double glazed doors to the rear garden.



KITCHEN

13'11" x 9'5" [4.25m x 2.88m]

Modern fitted kitchen with an array of wall and base units with black laminate work tops, 1 1/2 sink and drainer unit, space for a fridge/freezer, space for a Range style cooker with cooker hood and partial tiled splash back. Spotlights to the ceiling, white ladder style radiator, UPVC double glazed window to the rear elevation and UPVC front door.

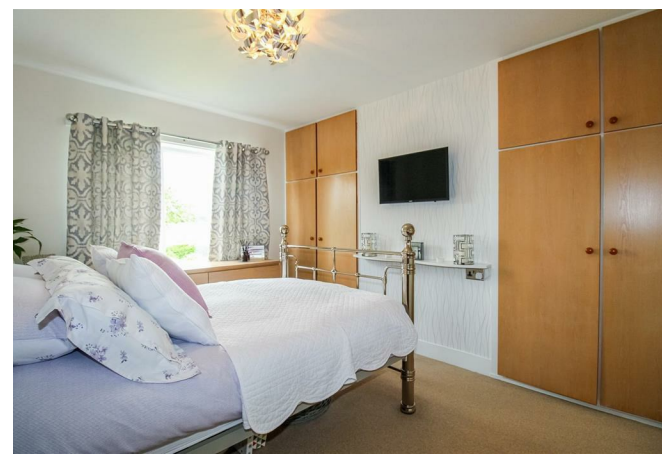
FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms and family bathroom.

BEDROOM ONE

11'2" [max] x 11'2" [3.41m [max] x 3.41m]

UPVC double glazed window to the front elevation, central heating radiator and two built in storage cupboards.



BEDROOM TWO

11'1" x 13'3" [3.4m x 4.05m]

UPVC double glazed window to the rear elevation, central heating radiator and two built in wardrobes.



BEDROOM THREE

7'4" x 5'11" [2.25m x 1.82m]

UPVC double glazed window to the front elevation and electric radiator. Currently used as a home office.



BATHROOM/W.C.

7'3" x 5'10" [2.21m x 1.78m]

Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Fully tiled walls and floor. UPVC double glazed frosted window to the

rear elevation, spotlights to the ceiling and chrome style ladder radiator.



OUTSIDE

To the front of the property there is driveway parking with ample space for two-three cars and a front lawn with bush and shrubbery border, as well as access down the side leading to the rear garden. To the rear is a flagged patio seating area leading down to a spacious lawn with feature pond, bush and shrubbery border surrounding boasting far out reaching views of the surrounding farmland.



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.