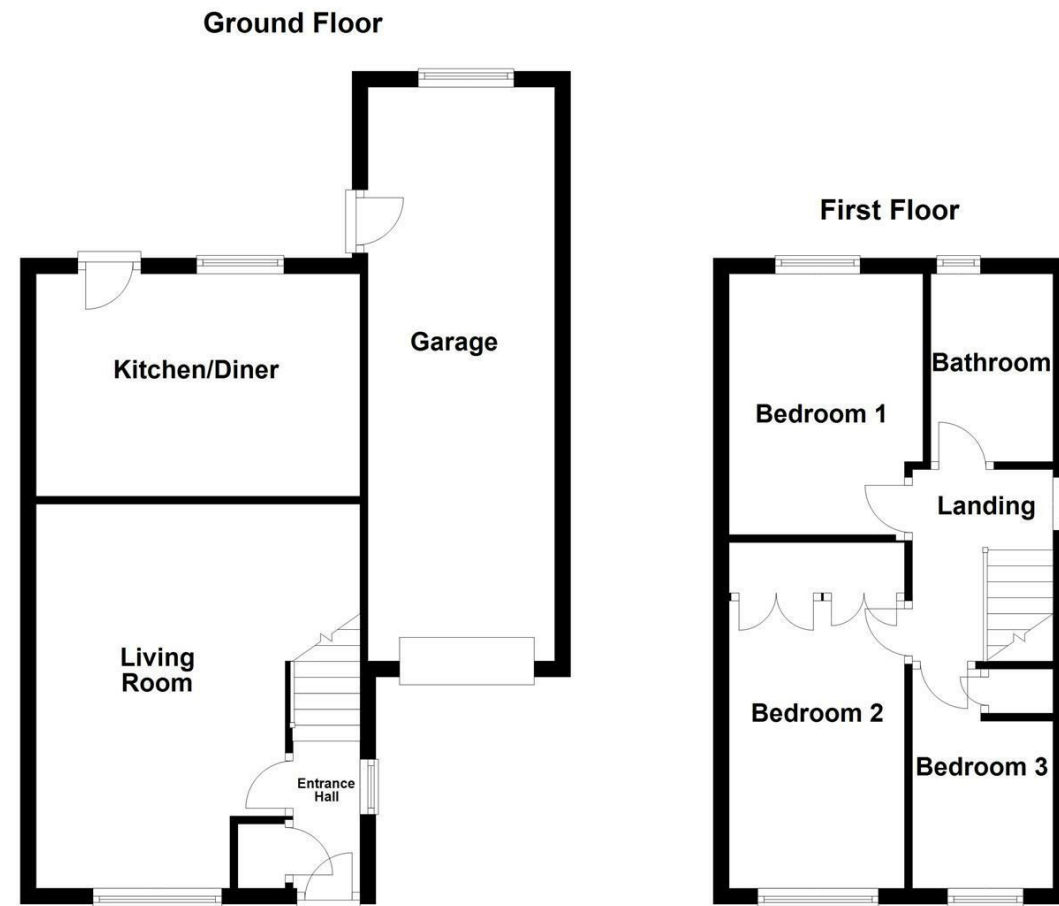




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



22 Dovedale Close, Crofton, Wakefield, WF4 1SS

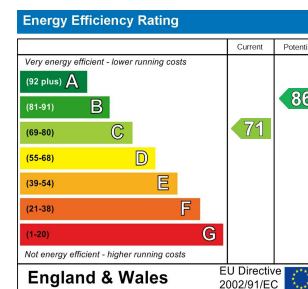
For Sale Freehold £209,950

Nestled in a cul-de-sac location is this three bedroom detached property in need of a slight degree of modernisation however boasting huge potential with well proportioned accommodation, driveway parking furthered by a detached garage and attractive gardens.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside is a lawned garden and driveway running down the side of the property leading to the larger than average single garage. To the rear is an attractive lawned garden with paved patio area, perfect for al fresco dining, fully enclosed by timber fencing with rural field views beyond.

Located in a cul-de-sac location with nearby field for recreational walks as well as Walton Colliery Nature Park and Winterset Reservoir, not to mention ideally placed for both travel into Wakefield and Pontefract. Local bus routes are also nearby for the commuter. Local amenities such as shops and schools can be found nearby.

Offered for sale with no chain and vacant possession. Only a full internal inspection will reveal the potential on offer at this well appointed home and an early viewing is highly advised.



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

UPVC double glazed frosted entrance door, stairs to the first floor landing, UPVC double glazed window to the side, central heating radiator and access to a storage cupboard. Door to the living room.

LIVING ROOM

16'0" x 13'6" [max] x 8'2" [min] [4.88m x 4.12m [max] x 2.5m [min]]
UPVC double glazed window to the front, door to the kitchen/diner and central heating radiator.

KITCHEN/DINER

13'5" x 9'3" [4.1m x 2.84m]
Range of modern wall and base units with laminate work surface over, stainless steel 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring induction hob with extractor hood above, integrated oven, integrated fridge/freezer and integrated washing machine. UPVC double glazed frosted door and window to the rear garden, central heating radiator



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

13'2" x 8'1" [max] x 7'6" [min] [4.02m x 2.48m [max] x 2.3m [min]]
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM TWO

12'4" x 7'6" [3.77m x 2.3m]
UPVC double glazed window to the front, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'8" x 5'9" [max] x 2'9" [min] [2.66m x 1.76m [max] x 0.84m [min]]
Access to an overstairs storage cupboard, UPVC double glazed window to the front and central heating radiator.



BATHROOM/W.C.

7'9" x 5'2" [2.37m x 1.58m]
UPVC double glazed frosted window to the rear, central heating radiator, low flush w.c., pedestal wash basin and panelled bath with electric shower head attachment. Fully tiled walls and floor.



OUTSIDE

To the front of the property the garden is laid to lawn with mature shrubs and trees. A tarmac driveway provides off road parking for several vehicles leading to the larger than average single attached garage. To the rear the garden is laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed

by timber fencing. Beyond the garden are rural views and farmers fields.



GARAGE

7'9" x 23'6" [2.37m x 7.17m]
Manual up and over door, power and light. UPVC double glazed frosted window and door to the rear.

PLEASE NOTE

The sale of this property is subject to the receipt of Grant of Probate. The Probate Application has been made but is yet to be received.

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.