

WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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30 Forage Way, Crofton, WF4 1FA

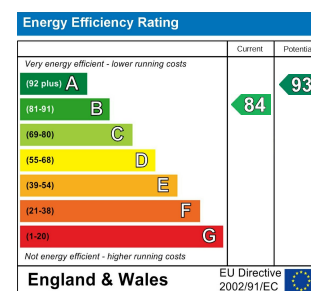
For Sale Freehold £375,000

Located on this modern and attractive development is this detached family home with four bedrooms, spacious living accommodation over three levels and benefiting from off road parking, enclosed rear garden, modern fitted kitchen diner, dressing room and en suite to the principal bedroom.

The accommodation, which has UPVC double glazing and gas central heating, fully comprises entrance hall, downstairs w.c., spacious living room with bay window and French doors, modern fitted kitchen diner with archway into the utility room. To the first floor there is the main bedroom with dressing room and en suite shower room, bedroom two and the house bathroom/w.c. To the second floor there are two further bedrooms and shower room/w.c. Outside to the front there is an attractive lawned garden with central paved pathway and recessed porch, a side driveway provides off road parking and leads to the detached single garage with up and over door, whilst to the rear there is an enclosed garden with lawn and paved patio areas.

Located in the sought after village of Crofton and local bus routes travel to and from Wakefield on a regular basis. The M62/M1 motorways are approximately a fifteen minute drive away for those looking commute further afield.

An internal inspection on this quality home 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

Composite front entrance door, with windows to either side, porcelain tiled floor, central heating radiator, staircase leading to the first floor landing, doors to the downstairs w.c., kitchen diner and living room.

DOWNSTAIRS W.C.

5'8" x 3'3" [1.73m x 1m]
Low flush w.c., wall hung wash basin with chrome mixer tap, porcelain tiled floor, part tiled walls, extractor fan to the ceiling and central heating radiator.

LIVING ROOM

9'9" x 21'3" [2.98m x 6.50m]
UPVC double glazed walk in bay window to the front, two central heating radiators, UPVC double glazed French doors to the rear garden and laminate flooring.



KITCHEN DINER

8'7" x 21'3" [2.62m x 6.48m]
Porcelain tiled floor. A range of wall and base units with laminate work surface over, laminate upstands, 1 1/2, stainless steel sink and drainer with mixer tap, integrated Zanussi twin oven and grill, five ring Zanussi gas hob with stainless steel splash back and cooker hood over having downlights. Central heating radiator, space for fridge freezer, plinth lighting, UPVC double glazed window to the rear, spotlights to the ceiling, UPVC double glazed window to the front and a further central heating radiator. Archway into the utility room.



UTILITY ROOM

6'8" x 6'3" [2.05m x 1.93m]
Composite rear entrance door. Laminate worksurface with laminate upstands, plumbing and drainage for a washing machine, space for a dryer, Porcelain tiled floor, central heating radiator and door to the understairs storage cupboard. The cupboard board has a fixed coat rack to the wall and porcelain tiled floor.

FIRST FLOOR LANDING

UPVC double glazed windows to the front and rear enjoying a dual aspect, two central heating radiators and staircase leading to the second floor landing. Doors to two bedrooms and the house bathroom/w.c.

BEDROOM ONE

10'4" x 13'2" [3.16m x 4.03m]
UPVC double glazed window to the front and central heating radiator. Archway into the dressing area with built in wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'7" x 7'9" [1.72m x 2.37m]
Larger than average tiled shower cubicle with sliding door and mixer shower, low flush w.c. and pedestal wash basin with mixer tap, Part tiled walls, central heating radiator, inset spotlights to the ceiling, wall mounted extractor fan and UPVC double glazed frosted window to the rear.

BEDROOM TWO

8'10" x 14'2" [2.70m x 4.33m]
UPVC double glazed window to the front elevation and central heating radiator.



HOUSE BATHROOM/W.C.

8'9" x 6'10" [2.68m x 2.09m]
Four piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c and enclosed shower cubicle with bi-folding shower room, mixer shower and tiled walls. Partial tiled walls, wall mounted extractor fan, UPVC double glazed frosted window to the rear. Central heating radiator and inset spotlights to the ceiling.



SECOND FLOOR LANDING

Timber double glazed Velux style window, doors to two further bedrooms and house shower room/w.c. Central heating radiator.

BEDROOM THREE

13'5" x 13'7" max x 10'5" min [4.10m x 4.16m max x 3.18m min]
Loft access, central heating radiator, door to the single wardrobe housing the airing cupboard. UPVC double glazed window to front elevation.



BEDROOM FOUR

7'5" x 8'9" [2.28m x 2.69m]
UPVC double glazed window to the front, central heating radiator.

HOUSE SHOWER ROOM/W.C.

5'6" x 5'8" [1.68m x 1.73m]
Enclosed fully tiled corner shower cubicle with double doors and mixer shower, part tiled walls, pedestal wash basin with mixer tap, low flush w.c., central heating radiator, wall mounted extractor fan, inset spotlights to the ceiling, two double glazed Velux style windows to the pitched sloping ceiling.

OUTSIDE

The front has an attractive lawned garden with planted borders, central paved pathway leading to the covered porch with UPVC cladding and downlights having a tiled roof over. A block paved driveway at the side provides ample off road parking for several vehicles and leads to the single detached garage with manual up and over door. Timber gate provides access into the enclosed rear garden. The rear garden has a paved seating area, an attractive lawn with planted borders, water point connection and block paved pathway leading to a block paved patio area to the rear of the garage. Timber panelled fence surrounds. Paved pathway at the opposite side of the property.



COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.