



WAKEFIELD
01924 291 294

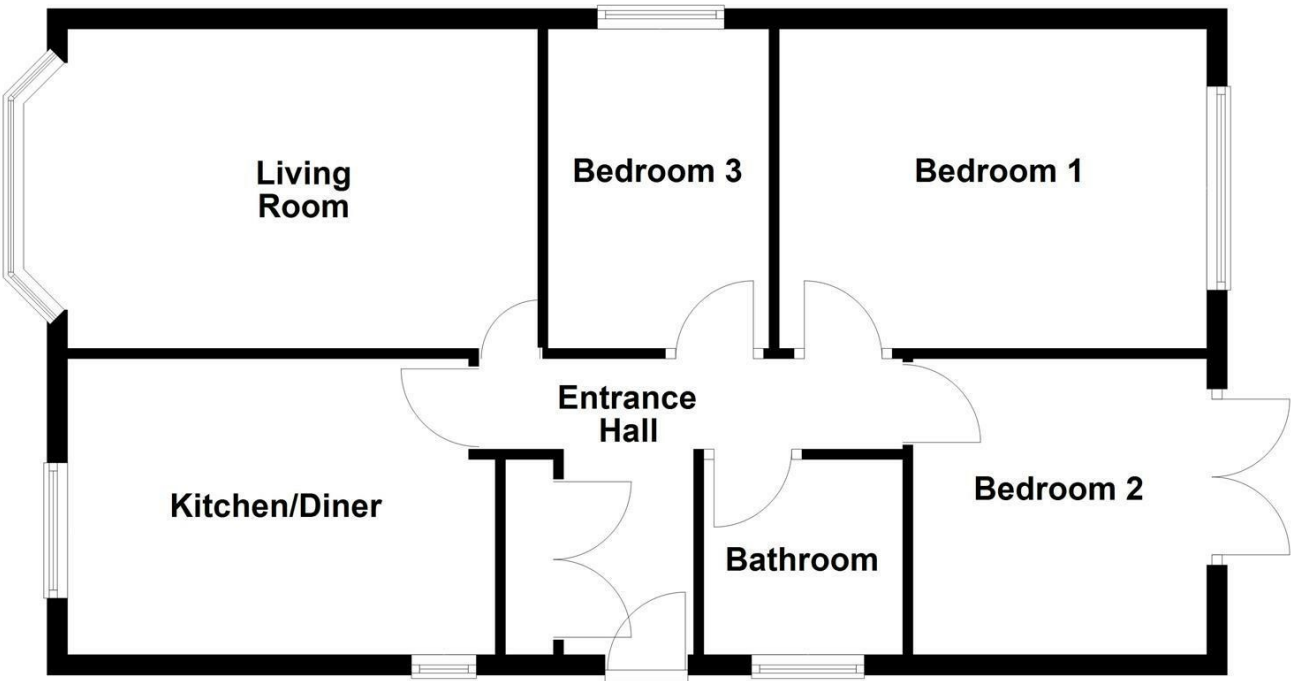
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor

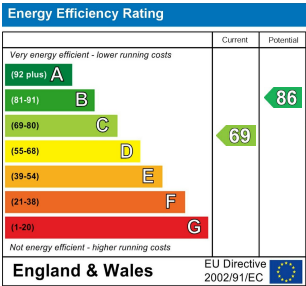


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



36 Wentworth Drive, Crofton, Wakefield, WF4 1LH
For Sale Freehold £325,000

A superb opportunity to purchase this three bedroom detached true bungalow with no upper chain. Enjoying open aspect views to the rear with ample off road parking, UPVC double glazing and a modern fitted kitchen dining room, this property is certainly not one to be missed.

Boasting a new roof, windows, doors, boiler and having a full re-wire, this turnkey property briefly comprises of an entrance hall, storage cupboard, lounge benefitting from a bay window, modern fitted kitchen dining room, three good sized bedrooms all benefitting from UPVC double glazing and a modern fitted house bathroom. To the front of the property features a lawned garden with railway sleeper borders, a paved area with planted beds and a pathway with low maintenance pebbles. A double block paved driveway offers ample off road parking and leads to an attached single garage. The enclosed rear garden includes a large timber decked patio, a second paved patio, a lawn with paved edging and open aspect field views.

Situated in this popular part of Crofton, the property is well placed for local amenities including shops, schools and local bus routes running to and from Wakefield city centre. The motorway network is easily accessible, ideal for the commuter wishing to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door into entrance hall. Spotlights, central heating radiator, loft access. Doors to living room, kitchen diner, bedrooms one, two, three and the house bathroom and storage cupboard.

LIVING ROOM

10'3" x 15'3" [min] x 17'7" [max] [3.14m x 4.65m [min] x 5.36m [max]]

UPVC double glazed bay window to the front, two central heating radiators.



KITCHEN DINING ROOM

9'5" x 12'10" [min] x 13'8" [max] [2.89m x 3.93m [min] x 4.18m [max]]

Two UPVC double glazed windows to the side and front, spotlights, central heating radiator, downlights. A range of wall and base units with granite worksurface over and granite upstanding, stainless steel sink and drainer with drainer cut into the worksurface with a mixer tap, integrated dishwasher, integrated washing machine, integrated oven and grill, four ring ceramic hob, chrome cooker hood, integrated fridge freezer.

BEDROOM ONE

10'3" x 12'9" [3.13m x 3.89m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM TWO

9'5" x 9'6" [2.88m x 2.90m]

UPVC double glazed French doors to the rear, central heating radiator.



BEDROOM THREE

10'3" x 7'1" [3.13m x 2.18m]

UPVC double glazed window to the side, central heating radiator

BATHROOM

5'9" x 6'6" [1.76m x 2.0m]

Frosted UPVC double glazed window to the side, spotlights, chrome ladder style radiator, fully tiled walls, LVT tiled flooring. 'L' shaped panelled bath with glass shower screen and mixer tap, showerhead attachment, wash basin with mixer tap with storage units below, low flush W.C..



OUTSIDE

To the front of the property is an attractive lawned front garden with railway sleeper edge borders with a paved area and a planted border in front, paved pathway with low maintenance pebbled edges on either side, double block paved driveway providing ample off road parking and continuing down the side of the property to the attached single garage with a manual up and over door and a UPVC double glazed door to the rear garden. To the

rear of the property is a large timber decked patio area, a second paved patio area, an attractive lawned garden with paved edges, fully enclosed by timber fencing. The rear of the garden enjoys open aspect field views.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

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.