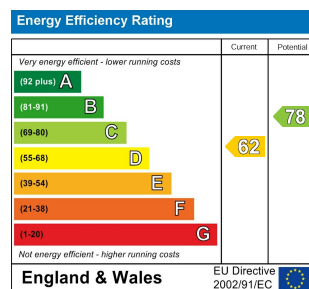


Total area: approx. 106.4 sq. metres (1145.0 sq. feet)



**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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 16 Parkway, Crofton, Wakefield, WF4 1SX

### For Sale Freehold Offers In The Region Of £289,950

Situated in a popular part of Crofton is this spacious four bedroom detached family home benefitting from UPVC double glazing, gas central heating and a Google Nest Smart Thermostat with portable control for convenience.

The property fully comprises of entrance hall, downstairs w.c., integral garage, modern fitted kitchen and spacious lounge/dining room. The first floor landing leads to four bedrooms and modern shower room. Outside, a block paved driveway to the front providing off street parking leading to the integral garage. To the rear is a low maintenance stone flagged tiered south facing garden, ideal for outdoor entertaining.

Crofton plays host to a range of amenities including shops and schools with local bus routes nearby.

A fantastic opportunity for the working couple or growing family and an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, radiator, coving to the ceiling, doors to the lounge/dining room, kitchen, garage and downstairs w.c. The property is secured using a 3-zone alarm system (for reference, the zones are kitchen, living/dining room and first floor landing).

W.C.

Low flush w.c., vanity wash hand basin, UPVC double glazed frosted window to the front, radiator and laminate floor.

KITCHEN

8'2" x 12'3" [2.5m x 3.74m]  
Range of modern fitted wall and base units with matching work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring gas hob with stainless steel filter hood above. Integrated dishwasher, integrated fridge, understairs storage cupboard, radiator, vinyl flooring and UPVC double glazed window to the front.



LOUNGE/DINING ROOM

18'11" [max] x 12'4" [min] x 19'9" [5.79m [max] x 3.78m [min] x 6.04m]  
Electric fire with limestone fire surround, UPVC double glazed bay window and UPVC double glazed door to the rear garden with side window panel, coving to the ceiling, two radiator and stairs to the first floor landing.



INTEGRAL GARAGE

15'9" x 8'7" [max] [4.81m x 2.64m [max]]  
Up and over door to the front, power, light, space for a freezer, plumbing for a washing machine and dryer. The combination boiler is housed in here,

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, coving to the ceiling, radiator, airing cupboard, doors to four bedrooms and shower room.

BEDROOM ONE

13'0" x 9'4" [3.97m x 2.87m]  
UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM TWO

7'10" x 10'2" [2.41m x 3.1m]  
Coving to the ceiling, laminate floor, radiator and UPVC double glazed window to the front.



BEDROOM THREE

9'4" x 6'8" [2.87m x 2.05m]  
Coving to the ceiling, radiator and UPVC double glazed window to the rear.



BEDROOM FOUR

9'8" x 5'7" [2.97m x 1.72m]  
Coving to the ceiling, radiator, UPVC double glazed window to the front.

SHOWER ROOM/W.C.

6'7" [max] x 3'8" [min] x 8'1" [2.02m [max] x 1.14m [min] x 2.47m]  
Modern three piece suite comprising low flush w.c., vanity wash hand basin and walk in shower with mixer shower. Tiled walls and floor. Heated mirror, heated chrome towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to the side.



OUTSIDE

To the front is a block paved driveway providing off street parking leading to the integral garage. To the rear is a low maintenance flagged tiered south facing garden measuring 9.35m x 8.9m incorporating outdoor lighting and water feature.



COUNCIL TAX BAND

The council tax band for this property is D.

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.