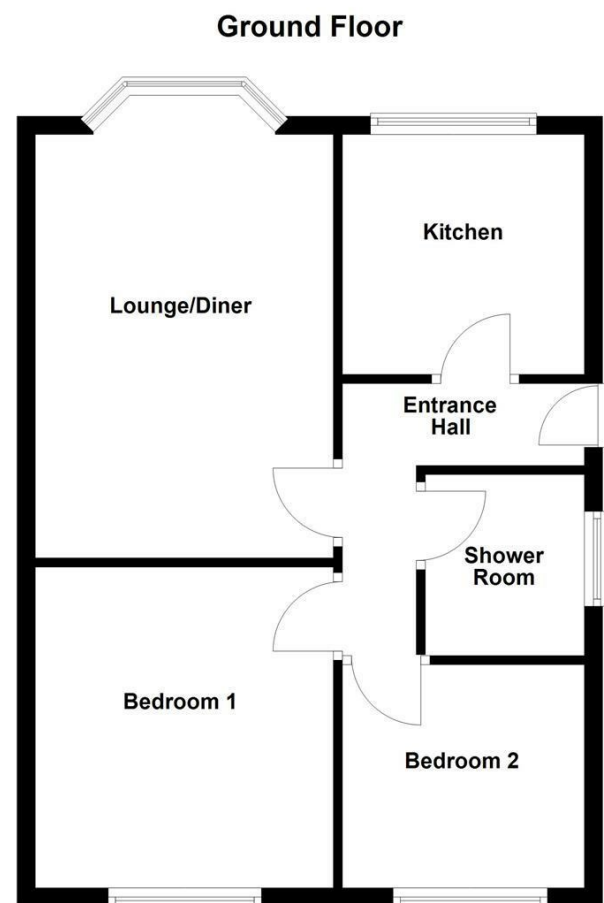


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



24 Cambridge Crescent, Crofton, WF4 1RZ

For Sale Freehold £245,000

Superbly appointed throughout and backing onto an open field is this attractive two bedroom detached bungalow. Benefitting from UPVC double glazing and gas central heating, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall, modern fitted kitchen, contemporary lounge/dining room, two good sized bedrooms, and the shower room. Outside, to the front of the property, a lawned garden with shrub borders adjoins a concrete driveway to the side, offering ample off street parking and leading to a larger than average detached brick garage with up and over door and rear brick store. To the rear is a well maintained lawn with a paved path and patio, planted borders, and open field views, ideal for outdoor dining and entertaining.

The property is situated on the fringe of the popular village of Crofton within easy reach of a good range of local shops, schools and recreational facilities. The broader range of amenities are available in the nearby centres of Wakefield and Pontefract. The national motorway network is readily accessible.

Offers for sale with no chain and a vacant possession, this is a fantastic home for a professional couple or those looking to downsize, viewing comes highly recommended to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite side entrance door to entrance hall. Central heating radiator, loft access. Doors to kitchen, shower room, living room and two bedrooms.

KITCHEN

8'7" x 8'9" [2.64m x 2.67m]

UPVC double glazed window to the front. A range of modern fitted wall and base units with worksurface over, stainless steel sink and drainer, space for fridge and freezer, plumbing for washer, integrated oven and grill, four ring stainless steel gas hob, stainless steel filter hood.

LOUNGE

17'8" x 10'10" [5.4m x 3.32m]

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



BEDROOM ONE

10'11" x 10'10" [3.33m x 3.31m]

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



BEDROOM TWO

8'9" x 7'11" [2.68m x 2.42m]

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



SHOWER ROOM

5'10" x 6'5" [1.80m x 1.96m]

Frosted UPVC double glazed window to the side, central heating radiator, tiling. Concealed low flush W.C., wash basin with vanity cupboards, corner shower cubicle with mixer shower and separate attachment.



OUTSIDE

To the front of the property there is a lawned garden with planted shrubs bordering and a concrete driveway to the side providing ample off street parking and leading to the rear where there is a larger than average detached brick built garage with an up and over door and a brick built store room to the rear of the garage. To the rear of the property is a well maintained lawned area with a paved pathway, perfect for outdoor dining and entertaining purposes, plants and shrubs bordering with the property backing onto open fields.



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.