



WAKEFIELD
01924 291 294

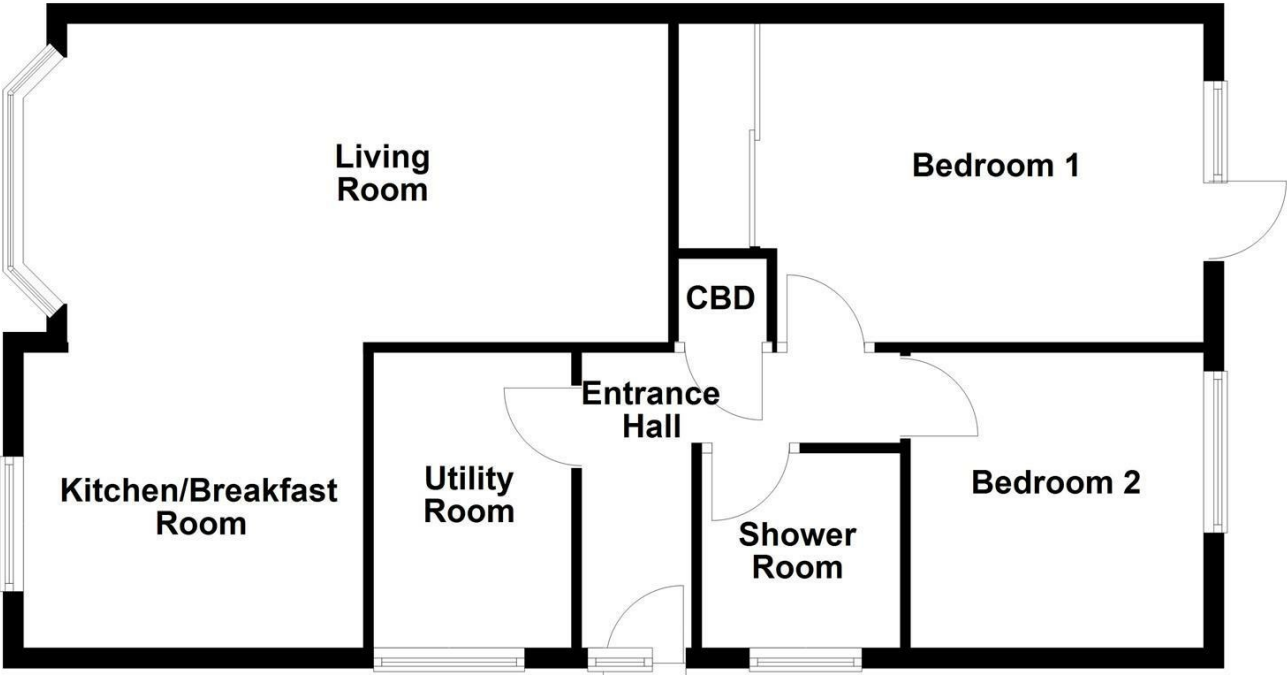
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor

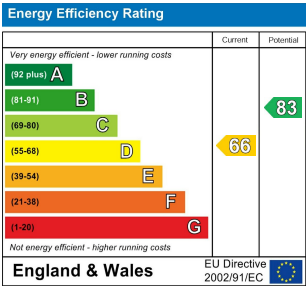


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



40 Wentworth Drive, Crofton, WF4 1LH
For Sale Freehold £300,000

Having been renovated throughout both internally and externally and benefitting from open aspect to the rear is this superb two bedroom detached bungalow benefitting from driveway providing off road parking and a garage which is suitable for storage.

The accommodation, which has UPVC double glazing and gas central heating, comprises entrance hall, utility room, modern house shower room/w.c., two double bedrooms, large lounge diner open plan to the modern kitchen with breakfast bar and integrated appliances. Outside, the tarmacadam driveway provides ample off road parking and pathways. The rear garden has tiered patio areas, artificial lawn and is enclosed by fencing.

Crofton is a popular location for families and those looking to downsize and settle in a village location. There are schools nearby and local bus routes. For those looking to travel further afield the M62 motorway is approximately a fifteen minute drive away.

An internal inspection is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door, coving to the ceiling, central heating radiator, loft access, doors leading off to the utility room, living room, storage cupboard with fixed shelving, shower room and bedrooms.

UTILITY ROOM

4'9" x 8'9" [1.46m x 2.68m]

UPVC double glazed side window, laminate work surface, plumbing and drainage for a washing machine, space for a dryer, combi condensing boiler and coving to the ceiling. Laminate flooring. Breakfast bar, central heating radiator.



LIVING ROOM

10'9" x 19'5" x 21'7" max into bay [3.29m x 5.94m x 6.59m max into bay]

Walk in UPVC double glazed window to the front, two central heating radiators, laminate flooring, electric fire, open into the dining room and kitchen.

KITCHEN DINER

9'2" x 10'11" [2.81m x 3.34m]

A range of wall and base high gloss units with laminate work surface over and tiled splashback, 1 1/2 stainless steel sink and drainer with mixer tap, integrated Bosch oven and grill, integrated Bosch microwave oven, instant hot water tap, four ring induction hob with extractor over, breakfast bar, pull out pantry drawers, pan drawers, integrated fridge, integrated freezer, downlights to the all cupboards, UPVC double glazed window to the front, coving to the ceiling, laminate flooring.

SHOWER ROOM/W.C.

6'9" x 5'9" [2.08m x 1.77m]

Low flush w.c., wash basin with mixer tap built into high gloss vanity cupboard below, larger than average shower cubicle with mixer shower and sliding door. Tiled walls, tiled floor, UPVC double glazed frosted window to the side aspect, central heating radiator.



BEDROOM ONE

10'11" x 14'2" [3.34m x 4.32m]

UPVC double glazed door into the landscape rear garden and a panel window at the side. Fitted double wardrobe with sliding doors, coving to the ceiling and central heating radiator.



BEDROOM TWO

9'3" x 8'10" [2.84m x 2.70m]

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



OUTSIDE

To the front of the property there is a tarmacadam

driveway providing off road parking for two cars. Paved pathway leading up to the entrance. Outside power sockets, outside sensor lighting. Block paved pathway leading to the timber gate, which provides access to the rear. Water point connection. The rear garden has a paved patio area, which is tiered, steps lead to the artificial lawned garden and a further patio area. Outside power sockets and outside sensor lighting. Timber panelled fence surrounds. Timber gate providing access onto the rear fields. A garage suitable for storage with entry door, power and light.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

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

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.