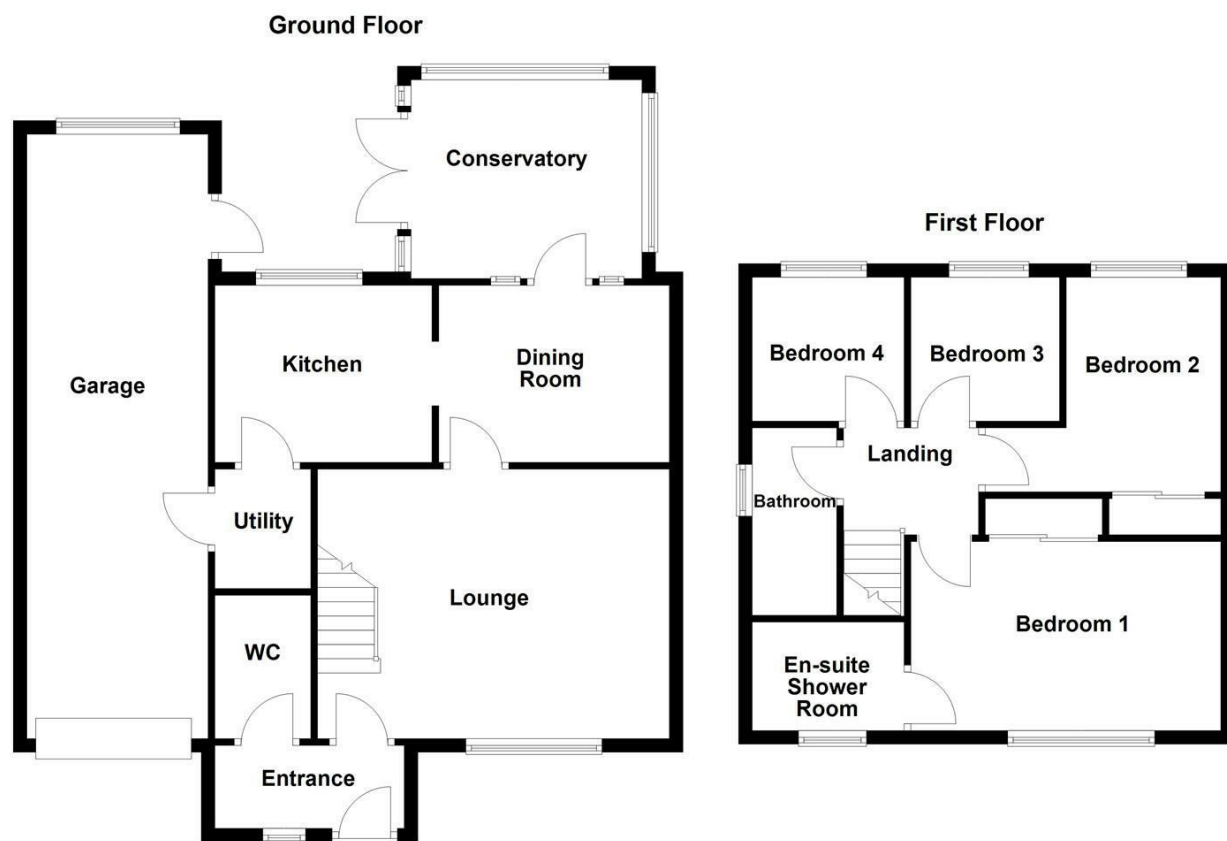




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28 Wentworth Drive, Crofton, Wakefield, WF4 1LH

For Sale Freehold £360,000

Backing onto open fields to the rear, this well appointed attractive and spacious four bedroom detached home benefits from UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, downstairs w.c., lounge, dining room, modern fitted kitchen, utility room, integral tandem garage and conservatory. To the first floor there are four bedrooms, bedroom one with en suite shower room/w.c. in addition to the house bathroom/w.c. Outside there is a block paved driveway to the front providing ample off road parking. To the rear there is an attractive lawned garden incorporating flagged patio area.

Situated in a popular part of Crofton, the property is well placed for local amenities including shops, schools and local bus routes nearby. Simply a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate what the property has to offer and to avoid disappointment.

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,

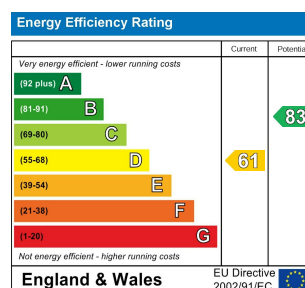
Pontefract & Castleford office 01977 798844

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.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, radiator, laminate floor, UPVC double glazed windows to the side and front. Doors to the downstairs w.c. and lounge.

DOWNSTAIRS W.C.

57" x 45" [1.71m x 1.35m]

Concealed low flush w.c., composite sink and Corian work surface over base unit, heated chrome towel radiator, wood effect flooring.

LOUNGE

12'11" x 17'1" [3.96m x 5.21m]

Laminate flooring, radiator, coving to the ceiling, UPVC double glazed window to the front, gas fire with marble back and hearth within a wood surround. Staircase leading to the first floor landing. Door into the dining room.



DINING ROOM

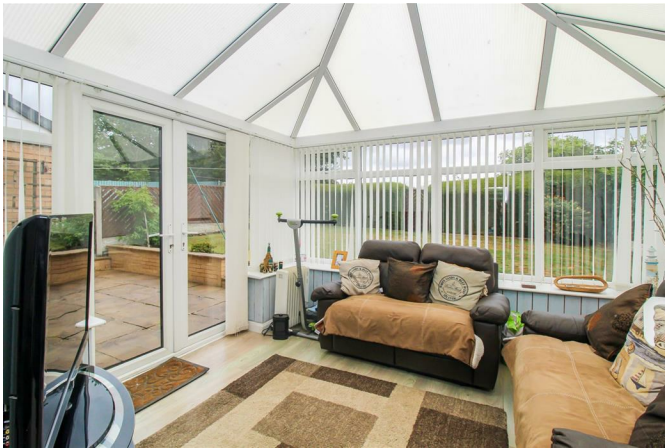
12'5" x 10'11" [3.79m x 3.35m]

Laminate flooring, coving to the ceiling, radiator, UPVC double glazed door to the conservatory and door into the kitchen.

CONSERVATORY

11'0" x 11'8" [3.37m x 3.57m]

UPVC double glazed construction on a brick built base with French doors to the side, laminate flooring. Telephone point.



KITCHEN

10'5" x 8'5" [3.19m x 2.59m]

Contemporary solid wood and wall base soft close units with work surface over incorporating 1 1/2 composite sink and drainer, space for Range cooker with cooker hood over, tiled splashback, UPVC double glazed window to the rear, coving to the ceiling, laminate flooring, door into the utility room, space for American style fridge freezer.

UTILITY ROOM

5'10" x 4'5" [1.78m x 1.36m]

Door into the tandem garage. Space for fridge freezer.

TANDEM GARAGE

87" x 30'0" [2.62m x 9.16m]

Door to the side, UPVC double glazed frosted window to the rear, boiler and power.

FIRST FLOOR LANDING

Loft access, doors to four bedrooms and bathroom/w.c.

BATHROOM/W.C.

47" x 74" [1.42m x 2.26m]

Low flush w.c., panelled bath and wash basin, tiled walls and floor, UPVC double glazed frosted window to the side, coving to the ceiling and radiator.



BEDROOM ONE

67" x 13'10" [2.02m x 4.24m]

UPVC double glazed window to the front, radiator, coving to the ceiling, built in wardrobes with sliding doors. Door to the en suite/w.c.



EN SUITE SHOWER ROOM/W.C.

79" x 5'6" max x 3'4" min [2.38m x 1.68m max x 1.02m min]

Low flush w.c., wash basin over pedestal and shower cubicle with mixer shower. Fully tiled walls and floor. Coving to the ceiling, UPVC double glazed frosted window to the front. Airing cupboard.

BEDROOM TWO

76" x 10'2" plus walk in area 29" x 3'4" [2.31m x 3.11m plus walk in area 0.84m x 1.04m]

UPVC double glazed window to the rear enjoying views, built in wardrobe with sliding mirrored doors, radiator.

BEDROOM THREE

69" x 73" [2.06m x 2.21m]

UPVC double glazed window to the rear enjoying views over fields, radiator.



BEDROOM FOUR

72" x 73" [2.19m x 2.22m]

UPVC double glazed window to the rear enjoying views over fields and radiator.



OUTSIDE

There is a lawned garden to the rear incorporating flagged patio. To the front there is a low maintenance block paved driveway providing ample off street parking. Outside power point.



COUNCIL TAX BAND

The council tax band for this property is D.

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.