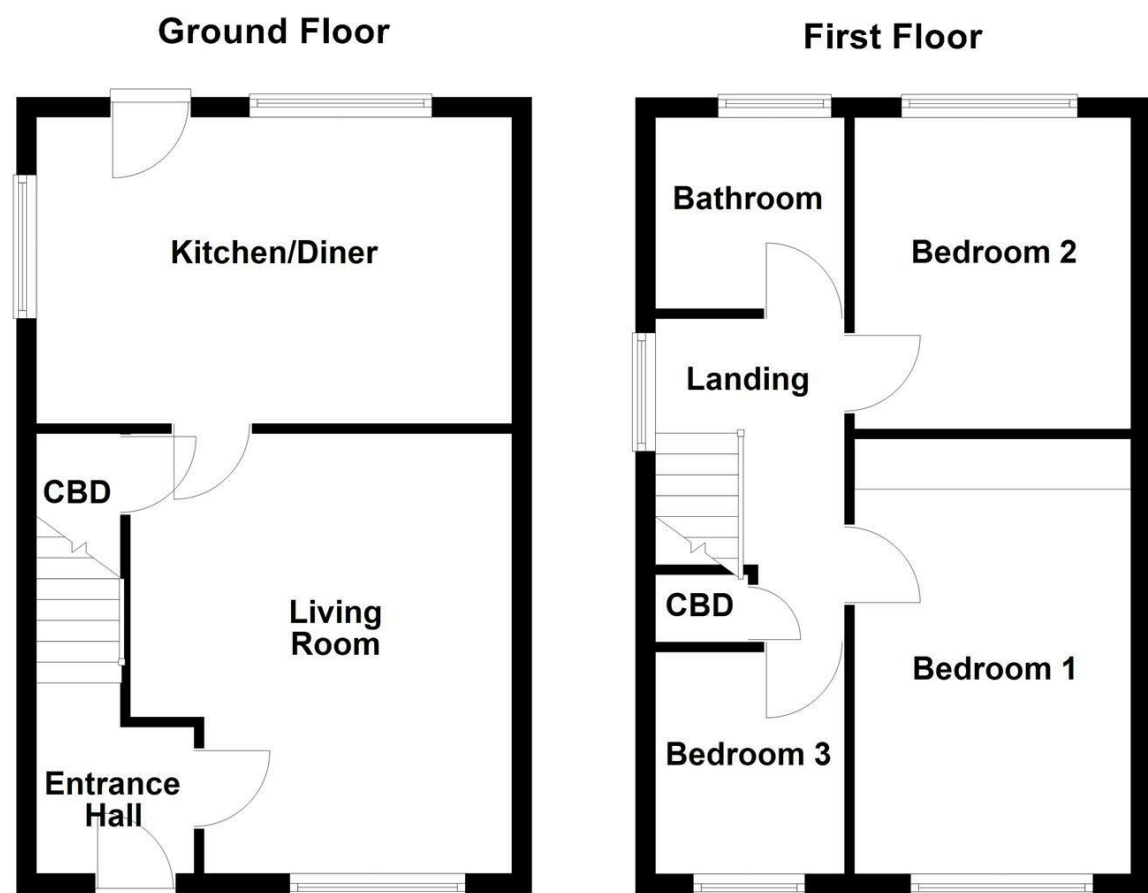




WAKEFIELD

01924 291 294

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HORBURY

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18 St Johns Croft, St Johns, Wakefield, WF1 2RQ

For Sale Freehold Offers Over £300,000

Tucked away in a pleasant cul de sac location in the highly desirable area of St Johns, this three bedroom detached family home offers stylish accommodation, modern finishes and excellent outdoor space. With a high quality fitted kitchen/diner, spacious living room and landscaped gardens, it is an ideal home for families or professionals alike.

The ground floor comprises an entrance hall with under stairs storage housing the combination condensing boiler, a generous living room, and a modern kitchen/diner. The kitchen/diner features quartz work surfaces, a breakfast bar and a range of integrated appliances. To the first floor, the landing provides access to three well proportioned bedrooms, with the main bedroom benefitting from fitted wardrobes and drawers, all served by a stylish three piece family bathroom. Externally, the property boasts a pebbled front driveway providing off road parking, with a tarmac drive continuing to the side and leading to a single detached garage. Timber gates provide access to the enclosed rear garden, which enjoys a large paved patio, perfect for alfresco dining and a lawned area with planted borders. Additional features include outdoor lighting, a hot and cold water tap, and a secure fence surround.

The property is ideally located within walking distance of local amenities and schools, with regular bus services to and from Wakefield city centre. Wakefield Westgate train station is only a short distance away, offering direct connections to Leeds, London, and beyond while the nearby M1 motorway makes this an excellent choice for commuters.

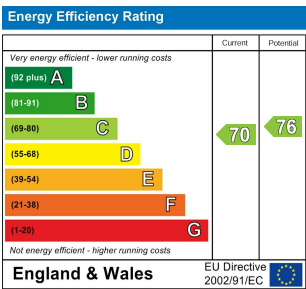
A beautifully presented home in a sought after location, an early viewing is highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Double glazed front entrance door, coving to the ceiling, inset spotlights, central heating radiator and staircase to the first floor landing. Solid oak door providing access to the living room.

LIVING ROOM

10'2" [min] x 12'8" [max] x 14'6" [3.11m [min] x 3.87m [max] x 4.43m]
Coving to the ceiling, inset spotlights, UPVC double glazed window overlooking the front aspect and central heating radiator. Solid oak door to downstairs storage cupboard housing the combination boiler with fitted coat racks. Solid oak door with glazed insert leading through to the kitchen diner.



KITCHEN/DINER

10'1" x 15'9" [3.08m x 4.81m]
Range of wall and base units with quartz work surfaces, 1.5 stainless steel sink and drainer with swan neck mixer tap, a five ring AEG gas hob with an AEG extractor hood above. Integrated twin oven and grill, integrated fridge/freezer, full pan drawers and a pull out pantry cupboard. Breakfast bar, built in wine rack and LVT flooring. UPVC double glazed windows to the side and rear elevations, plus a UPVC double glazed door leading to the rear garden. Coving to the ceiling, inset spotlights and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, coving to the ceiling, inset ceiling spotlights and loft access to the partially boarded loft with light. Solid oak doors provide access to three

bedrooms, modern house bathroom and a storage cupboard above the bulkhead.

BEDROOM ONE

9'1" x 12'5" [2.79m x 3.81m]
Range of fitted wardrobes with integrated drawers to one wall. Coving to the ceiling, inset spotlights, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

9'1" x 10'2" [2.79m x 3.12m]
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, inset spotlights and central heating radiator.



BEDROOM THREE

7'3" x 6'3" [2.21m x 1.93m]
UPVC double glazed window overlooking the front elevation, coving to the ceiling, inset spotlights and central heating radiator.

BATHROOM/W.C.

6'4" x 6'2" [1.95m x 1.90m]
Modern three piece suite with Grohe fixtures and fittings comprising an L-shaped double ended bath with central chrome mixer tap, overhead shower, hand held shower attachment and glazed screen. Wash basin with vanity unit and LED mirror above, plus low flush w.c. Fully tiled walls and floor, chrome heated towel radiator, inset ceiling spotlights, extractor fan and UPVC double-glazed frosted window to the rear elevation.



OUTSIDE

To the front, a tarmac driveway provides off road parking for up to three vehicles, leading to a single garage with electric door, fully plumbed for washing appliances, hot and cold water tap, power and lighting. There are hot and cold taps are also fitted to the side of the garage. The front also features a low maintenance pebble garden with a block paved pathway and an additional parking area. To the rear, a large paved patio offers an ideal space for outdoor dining and entertaining, leading to a lawned garden with planted borders on three sides and fencing.



PLANNING PERMISSION

Planning permission has been approved for a two storey side and rear extension & canopy to front. Planning reference: 23/01455/FUL

COUNCIL TAX BAND

The council tax band for this property is C.

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.