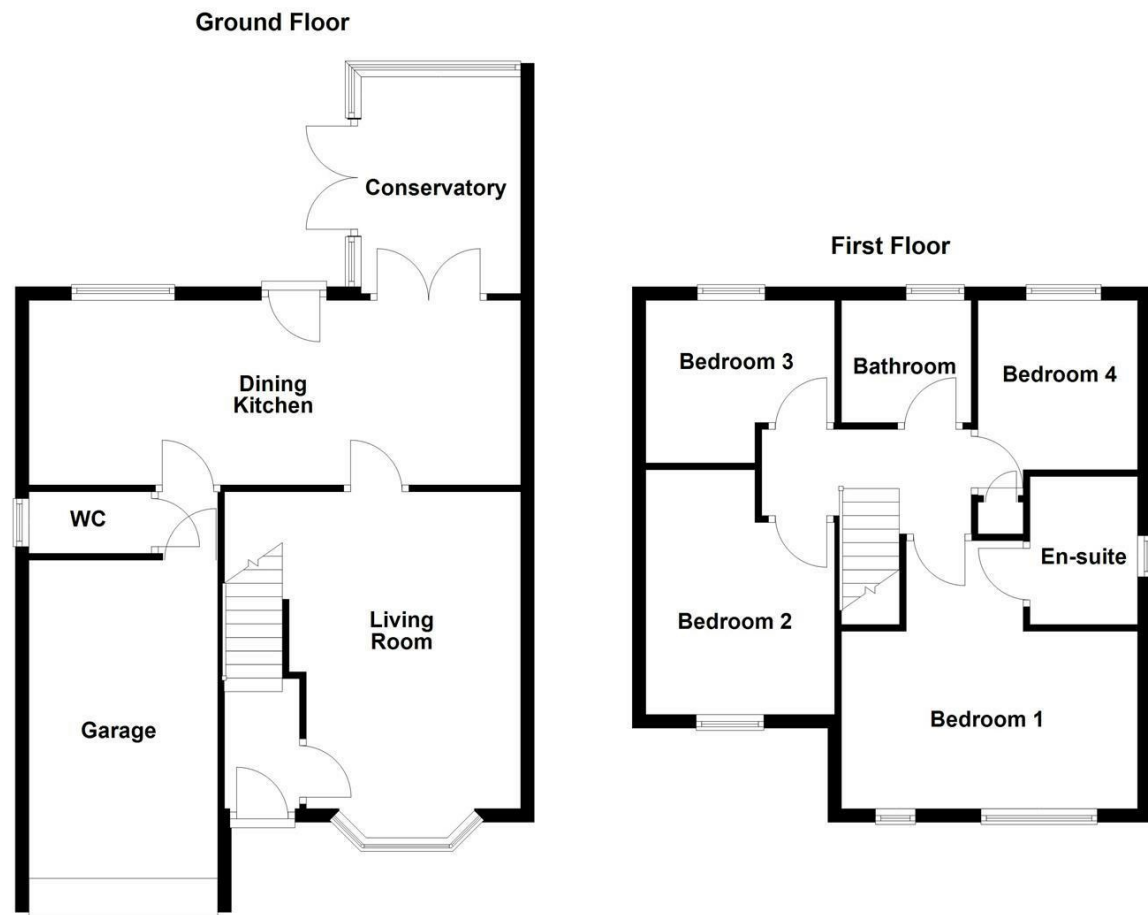




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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



29 Priory Ridge, Crofton, Wakefield, WF4 1TF

For Sale Freehold £300,000

Featuring a gas fired central heating system and sealed unit double glazed windows, this beautifully presented and recently redecorated family home is offered in ready to move into condition.

A welcoming entrance hall leads into a spacious living room with a splay bay window to the front and an attractive feature fireplace. Spanning the full width of the rear, the open plan dining kitchen is fitted with a comprehensive range of modern units and integrated cooking appliances, with double doors leading to a conservatory that enjoys lovely views over the rear garden. An inner hallway provides access to a guest w.c. and internal entry to the integral garage. To the first floor, the principal bedroom benefits from an en suite shower room, while three further bedrooms are served by a modern family bathroom fitted with a contemporary white and chrome suite. Externally, the property offers side by side driveway parking leading to the integral garage, and a neat lawned front garden. To the rear is a larger, south facing garden featuring a spacious patio seating area, well kept lawn, and additional seating space, perfect for outdoor entertaining.

Situated in a highly sought after residential area, the property is within easy reach of a range of well regarded shops, schools, and recreational amenities, with excellent transport links to Wakefield and Pontefract, both of which offer railway stations and convenient access to the national motorway network.

IMPORTANT NOTE TO PURCHASERS

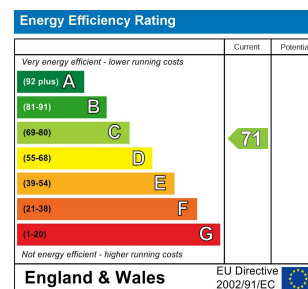
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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



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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.

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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.

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ACCOMMODATION

ENTRANCE HALL

A panelled front entrance door, central heating radiator and stairs to the first floor landing.

LIVING ROOM

15'5" x 11'1" (4.7m x 3.4m)

A display bay window to the front, two double central heating radiators and a feature fireplace with a pebble effect gas fire.

DINING KITCHEN

23'11" x 8'10" (7.3m x 2.7m)

A large open plan space forming the practical hub of this lovely family home. To the kitchen area, there is a good range of wood effect wall and base units with Corian worktops, incorporating a Belfast style sink and a five ring stainless steel gas hob with matching filter hood above. A built in double oven, space for a tall fridge freezer and space and plumbing for a washing machine. The adjoining dining area features two vertical contemporary style central heating radiators, an external door to the rear garden and double doors leading through to the conservatory.



CONSERVATORY

10'5" x 7'10" (3.2m x 2.4m)

Wood strip flooring, a vertical central heating radiator and French doors leading out to the patio area.



INNER HALLWAY

Providing access to the guest cloakroom and internal entry to the integral garage.

W.C.

4'11" x 2'11" (1.5m x 0.9m)

Fitted with a two piece white and chrome cloakroom suite, comprising a wall mounted wash basin and low suite w.c. A frosted window to the side, central heating radiator and ceramic tiled floor.

GARAGE

16'4" x 8'10" (5.0m x 2.7m)

With an up and over door to the front, a wall mounted gas fired central heating boiler and a range of fitted cupboards providing space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

A central heating radiator and loft access point.

BEDROOM ONE

14'9" x 12'9" (4.5m x 3.9m)

A spacious principal bedroom with two windows to the front, a central heating radiator and a three door fitted wardrobe.



EN SUITE SHOWER ROOM/W.C.

7'2" x 5'2" (2.2m x 1.6m)

Fitted with a three piece white and chrome suite, comprising a wide shower cubicle with twin head shower and glazed screen a wall mounted wash basin and a low suite w.c. A frosted window to the side, chrome ladder style heated towel rail, tiled walls and extractor fan.



BEDROOM TWO

11'9" x 8'2" (max) (3.6m x 2.5m (max))

A window to the front, central heating radiator and a three door range of fitted wardrobes.

BEDROOM THREE

8'6" x 8'2" (2.6m x 2.5m)

A window overlooking the rear garden and a central heating radiator.

BEDROOM FOUR

8'2" x 8'2" (2.5m x 2.5m)

A window to the rear and central heating radiator.

BATHROOM/W.C.

6'6" x 6'2" (2.0m x 1.9m)

A three piece white and chrome suite comprising a P-shaped shower bath with glazed screen and shower over, pedestal wash basin and low suite w.c. Part tiled walls, a frosted window to the rear, chrome heated towel rail and extractor fan.



OUTSIDE

To the front, the property offers a broad driveway providing side by side parking for two cars, leading up to the integral single garage. A lawned garden completes the front elevation. To the rear, there is a larger enclosed garden enjoying a pleasant southerly aspect, featuring a good sized paved patio area, steps up to a lawn and a further elevated patio sitting area, ideal for entertaining or family use.



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.