

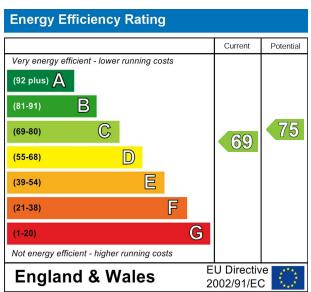
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 23 Priory Ridge, Crofton, Wakefield, WF4 1TF

**For Sale Freehold £255,000**

Occupying a desirable corner plot, this superbly appointed and spacious three bedroom detached family home benefits from off road parking and gas central heating throughout.

The accommodation briefly comprises an entrance hall, downstairs WC, modern fitted kitchen, dining room, and a well proportioned lounge. Stairs rise to the first floor, where there are three bedrooms, including a principal bedroom with en suite shower room, together with a separate main house bathroom. Externally, the property enjoys lawned gardens to both the front and side elevations. To the opposite side is an enclosed lawned garden incorporating a flagged patio area. To the rear of this is a driveway providing off street parking and leading to a brick-built detached garage.

Crofton is an excellent location for a wide range of buyers, including first time buyers, growing families, and professional couples. The village offers a selection of local shops, schools, and public houses within walking distance, along with nearby countryside and pleasant walking routes. Transport links are excellent, with local bus services, nearby Sandal & Agbrigg railway station providing connections to major cities, and the M62 and M1 motorway networks both a short drive away.

This is an excellent opportunity for a professional couple, a growing family, or those looking to downsize, and an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door leads into the entrance hall, which has stairs rising to the first floor landing and access to the lounge, kitchen, dining room and separate WC. There is a radiator, useful storage space.

### KITCHEN

7'0" x 16'7" [max] x 13'2" [min] [2.15m x 5.06m [max] x 4.03m [min]]

Double glazed window to the side, central heating radiator, door into the understairs storage cupboard. A range of wall and base units with matching work surfaces and splashbacks, incorporating a 1½ stainless steel sink with drainer and mixer tap, integrated oven and grill, Zanussi gas hob with stainless steel extractor hood above, plumbing for a washing machine, space for a fridge freezer, drawers to base units and a breakfast bar area.

### DINING ROOM

9'10" x 8'5" [3.01m x 2.57m]

Accessed from the entrance hall, the dining room benefits from a double glazed window to the front, a central heating radiator and laminate flooring.



### LOUNGE

10'1" x 15'9" [3.08m x 4.81m]

The lounge features UPVC double glazed French doors opening out to the garden, a double glazed window to the front, a gas fire with marble surround, and two central heating radiators.



### FIRST FLOOR LANDING

Stairs rise to the first floor landing which has a loft access hatch, a wood framed window to the rear, and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

13'1" x 8'9" [3.99m x 2.67m]

A double bedroom with a double glazed window to the front, fitted wardrobes along one wall, and a door leading into the en suite shower room.



### EN SUITE SHOWER ROOM

6'8" x 4'0" [2.05m x 1.24m]

Comprising a double shower cubicle with mixer shower, wash basin, WC, built-in cupboards, chrome heated towel rail, full tiling, and a frosted double glazed window to the side.



### BEDROOM TWO

9'1" x 10'1" [2.77m x 3.09m]

A double bedroom with a double glazed window to the front, central heating radiator, and double doors opening into a fitted cupboard/storage space.



### BEDROOM THREE

6'5" x 7'2" [1.98m x 2.20m]

Includes a central heating radiator and a double glazed window to the side.

### HOUSE BATHROOM

6'9" x 6'0" [2.07m x 1.85m]

Comprising a panelled bath, wash basin, low flush WC, chrome heated

towel rail, tiled walls, a frosted double glazed window to the rear, and vinyl flooring.



### OUTSIDE

The property benefits from lawned gardens to the front, side and rear. The rear garden includes paved seating areas, planted borders with shrubs and trees, and enclosed boundaries. There is also a driveway to the side providing off road parking, leading to a brick built detached garage with up-and-over door, power and lighting.



### 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.

### 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.