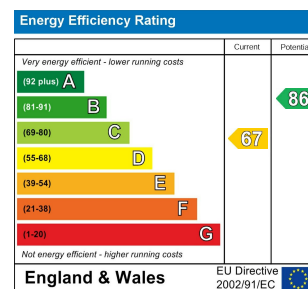
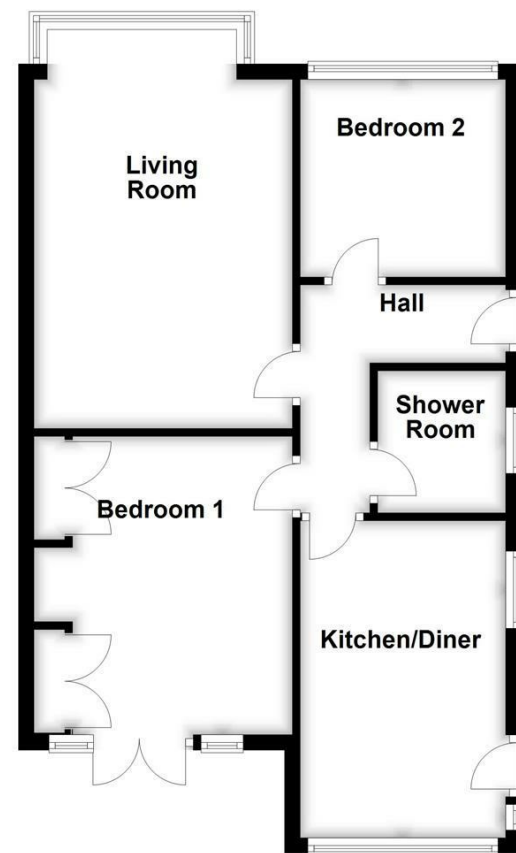




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**Ground Floor**



**2 Fernlea Close, Crofton, Wakefield, WF4 1HY**

**For Sale Freehold £197,500**

Well presented throughout is this two bedroom semi detached bungalow benefitting from driveway parking, detached garage and low maintenance rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner, two bedrooms and shower room/w.c. Externally there is a lawn to the front with driveway parking down the side of the property with detached garage. To the rear is a low maintenance flagged garden.

Situated in Crofton, the property is ideally located for all local shops and amenities whilst only being a short drive away from Wakefield city centre for those looking to commute further afield.

Available with no chain involved, this property would make a fantastic home and a 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.

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 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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## ACCOMMODATION

### ENTRANCE HALL

Side UPVC entrance door, central heating radiator and access to the living room, two bedrooms, kitchen and shower room. Access to loft via drop down ladder, which has potential to create further accommodation subject to the necessary consents.

### LIVING ROOM

14'9" x 10'11" [4.51m x 3.35m]

UPVC double glazed box window to the front elevation, central heating radiator and feature fireplace with wooden surround and remote control lighting.



### KITCHEN/DINER

13'4" x 8'7" [4.07m x 2.62m]

UPVC double glazed windows to the side and rear elevation with side UPVC door. Fitted kitchen with an array of wooden wall and base units, sink and drainer unit with mixer tap, space for a gas cooker with cooker hood. Space for a washing machine, partial tiled splash back and central heating radiator.



### BEDROOM ONE

12'8" x 10'7" [3.87m x 3.25m]

UPVC double glazed French doors to the rear elevation with window panels either side, central heating radiator and fitted wardrobes to one side.



### BEDROOM TWO

8'8" x 8'4" [2.66m x 2.56m]

UPVC double glazed window to the front elevation and central heating radiator.



### SHOWER ROOM/W.C.

6'1" x 5'4" [1.87m x 1.64m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising shower cubicle with glass screen and wall mounted electric shower, vanity wash hand basin and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls.



## OUTSIDE

To the front of the property there is a lawn with bush and shrubbery border. A tarmac driveway runs down the side of the property providing ample space for one-two cars. There is a ramp and disabled access to both entrance doors, removing these could provide further off road parking, if required. There is a detached garage with electric remote control up and over door, currently used for storage. To the rear is a low maintenance flagged garden with bush and shrubbery border, surrounded by timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is B.

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## 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.