



**Forage Way, Crofton**

**£325,000**

  
**MARTIN & CO**

Forage Way, Crofton

House - Detached

4 Bedrooms, 2 Bathroom

£325,000

- FOUR DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- KITCHEN / DINER
- SEPARATE LOUNGE WITH BAY WINDOW
- SOUTH FACING REAR GARDEN
- FAMILY BATHROOM
- DOWNSTAIRS WC
- UTILITY ROOM
- VIEWING ESSENTIAL
- EPC BAND B

IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. Off road parking for two cars with garage. Gardens to front and rear. Popular location. Early viewing advised



Martin and Co are delighted to offer for sale this **FOUR DOUBLE BEDROOM DETACHED** family home. Located in Crofton and close to schools, shops, doctors and other local amenities.

The property briefly comprises:

Ground floor: Entrance hall, lounge, kitchen / diner, utility, WC.  
First floor: There are four double bedrooms, en suite to master and a family bathroom.  
Exterior: To the front there is off street parking for two cars, with lawn area to side. Garage. Side access which leads round to the rear of the property. Terraced patio with raised beds, leading down onto a lawn with pergola covered seating area.

**POPULAR LOCATION** with great **TRANSPORT LINKS**.

**EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS EXCEPTIONAL PROPERTY.**

**ENTRANCE HALL**  
The main entrance door opens into a spacious hallway. Stairs to the first floor with understairs storage cupboard. Double doors open into the living room, further glazed door opening into the kitchen.

**LOUNGE**  
Spacious lounge with a walk in bay window to the front aspect.

**KITCHEN/DINER**  
Situated at the rear of the house, this extremely attractive room offers a spacious open plan kitchen with breakfast bar and a further dining area with French doors opening onto the rear garden.

Modern kitchen fitted with a range of wall and base units with complementary work surfaces and matching upstand. Inset one and a half bowl stainless steel sink with mixer tap. Integrated fridge/freezer and dishwasher. Built under electric oven, gas hob



with extractor over. Window overlooking the rear garden.

Archway through into the utility area.

#### UTILITY ROOM

Fitted with a range of base and wall units, worktops with matching upstand. Integrated washing machine and integrated tumble dryer. Composite door leading to the outside of the property. Door to the downstairs WC.

#### WC

Fitted with a white w.c. and pedestal basin. Part tiled with obscure glazed window to the rear.

#### LANDING

Stairs from the entrance hall lead up to the first floor landing, with cupboard housing a water tank. Loft access. Doors leading to:

#### BEDROOM

A spacious double room situated at the front of the property. Fitted wardrobes with sliding doors, door into en-suite.

#### ENSUITE

With fully tiled shower cubicle and partial tiling around the w.c. and basin. Obscure glazed window to the front elevation.

#### BEDROOM

A further double bedroom, with window to the front aspect.

#### BEDROOM

Used by the current owners as a study, this bedroom has views overlooking the rear garden.

#### BEDROOM

Fourth bedroom set up as a study by the current owners. Window to the rear aspect.

#### BATHROOM

The house bathroom is fitted with a white suite comprising bath, sink and w.c. Partial tiling to walls. Obscure glazed window to the rear elevation.

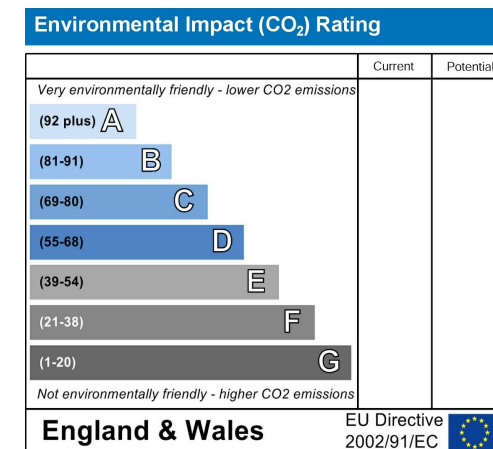
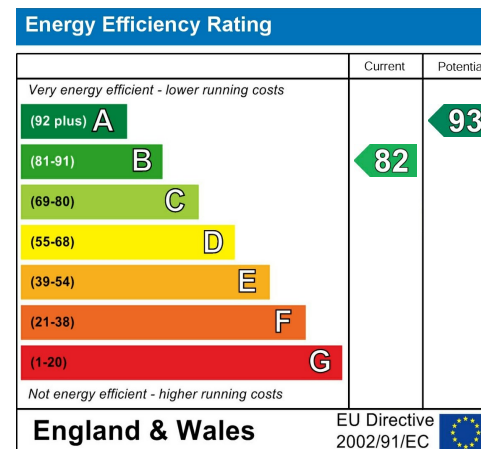
#### OUTSIDE

To the front: There is ample off street parking with lawn area to the side and access to the garage and rear garden.

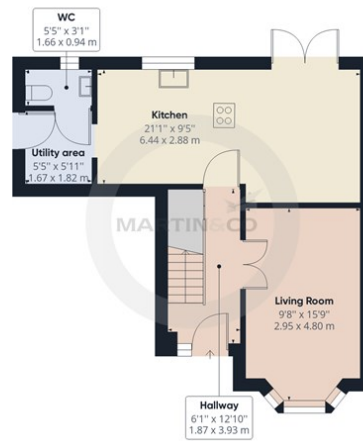
To the rear: A side gate takes you to the rear garden which is made up of an Indian stone patio area with raised beds, leading on to a lawned area with borders surrounding and further covered decked terrace with pergola.

#### SERVICES

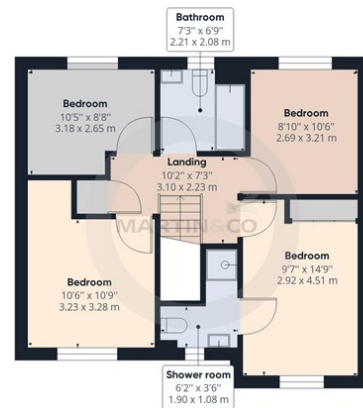
Mains services. Gas central heating.







Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>

1104.49 ft<sup>2</sup>  
102.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

