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Estate Agent

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52 Wentworth Drive, Crofton, Wakefield, WF4 1LH

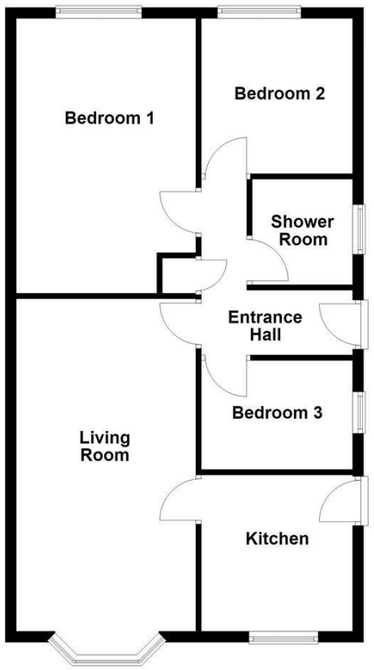
For Sale Freehold £250,000

Situated on a sought after residential development in the popular village of Crofton is this well presented three bedroom detached bungalow. Offering well proportioned accommodation throughout, the property boasts three generous bedrooms, spacious living areas, attractive front and rear gardens, ample off road parking and delightful far reaching rural views to the rear.

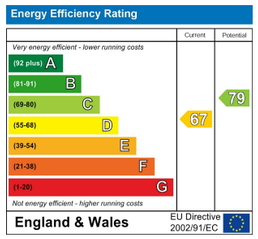
The accommodation briefly comprises a welcoming entrance hall providing access to the loft space, a useful storage cupboard, three well proportioned bedrooms, a modern shower room and a spacious living room. The principal bedroom benefits from a comprehensive range of fitted wardrobes, whilst the living room leads through to the fitted kitchen, which in turn provides access to the side of the property. Externally, the front of the property enjoys a well maintained lawned garden and a tarmac driveway providing ample off road parking for several vehicles, leading to the attached single garage with an up and over door. To the rear is a generous lawned garden enjoying a high degree of privacy and uninterrupted far reaching rural views, creating an ideal setting for outdoor dining, relaxation and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both children and pets.

Crofton is a highly regarded village offering an excellent range of local amenities, well regarded schools and popular public houses, making it an attractive location for a wide variety of buyers. Regular bus services operate nearby, whilst Wakefield city centre, with its two mainline railway stations providing direct links to Leeds, Manchester and London, is only a short drive away. The M1 and M62 motorway networks are also easily accessible, making the property ideal for commuters. Crofton is perfectly positioned to enjoy many of Wakefield's most popular beauty spots, including Walton, Sandal and Newmillerdam Country Park.

An early viewing is highly recommended to fully appreciate the spacious accommodation, picturesque setting and superb lifestyle this delightful bungalow has to offer.



Total area: approx. 67.5 sq. metres (726.9 sq. feet)



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
9'0" x 10'5" (2.75m x 3.20m)

A frosted UPVC double glazed side entrance door leads into the entrance hall. There is a central heating radiator, loft access and a useful storage cupboard. Doors provide access to the living room, three bedrooms and the shower room.

LIVING ROOM
20'8" x 10'9" (6.30m x 3.30m)

A UPVC double glazed bay window overlooks the front aspect, two central heating radiators and an electric fire set on a limestone hearth with a matching surround. A door provides access to the kitchen.

KITCHEN
9'4" x 9'2" (2.86m x 2.80m)

Fitted with a range of shaker style wall and base units with granite work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Appliances include a two ring electric hob with a partial stainless steel splashback, an integrated oven and an integrated microwave. Space and plumbing for a washing machine, along with space for a freestanding fridge freezer. A composite side entrance door with a frosted glazed panel provides access into the kitchen. A UPVC double glazed window overlooks the front aspect, a central heating radiator and the Ideal combination boiler is also housed within the kitchen.

BEDROOM ONE
10'9" x 14'1" (3.30m x 4.30m)

A UPVC double glazed window overlooks the rear aspect and enjoys far reaching field views, a central heating radiator and a range of fitted wardrobes with partially mirrored doors.

BEDROOM TWO
8'11" x 9'4" (2.73m x 2.85m)

A UPVC double glazed window overlooks the rear aspect and a central heating radiator.

BEDROOM THREE
6'6" x 8'8" (2.00m x 2.65m)

A UPVC double glazed window overlooks the side aspect and a central heating radiator.

SHOWER ROOM/W.C.
5'11" x 6'7" (1.82m x 2.02m)

Fitted with a three piece suite comprising a low flush W.C., wall mounted wash basin with mixer tap and a shower enclosure with a mains fed overhead shower, separate shower attachment and glazed shower screen. A frosted UPVC double glazed window overlooks the side aspect and a chrome ladder style central heating radiator, an extractor fan and fully tiled walls.

OUTSIDE
To the front of the property is a generous lawned garden and a tarmac driveway providing ample off road parking for several vehicles. The driveway leads to an attached single garage with an up-and-over door. The lawn continues around to the rear of the property, where the garden is enclosed by walling and timber fencing and enjoys far reaching field views.

COUNCIL TAX BAND
The council tax band for this property is C.

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.