



£189,500

TENURE : FREEHOLD

Crayford Drive, Crofton, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Two Bedroom End Terrace

**Ample Off-road Driveway
Parking**

Extended Property

**Single Garage with Power &
Lighting**

Generous Corner Plot

Low-Maintenance Front

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

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**MoveNow
Properties**

MoveNow Properties are proud to present this well-proportioned two-bedroom extended property for sale, occupying a generous corner plot and offering excellent outdoor space, off-street parking and a single garage. The property has been thoughtfully extended to the rear, creating a useful sunroom alongside an open-plan kitchen and dining area. The accommodation briefly comprises a welcoming entrance, living room, kitchen, dining area and sunroom to the ground floor, with two bedrooms and a wet room to the first floor. The property also offers potential for further development or extension, subject to the necessary planning permissions, making this an appealing opportunity for buyers looking to add further value and personalise their home.

Entrance

Accessed via a double-glazed side door, the entrance opens directly into the main living accommodation, with access to the open-plan kitchen and dining area. A useful under-stairs storage cupboard provides additional practical storage.

Living Room

Measurements: 14'11" x 11'8" (4.54m x 3.55m)

Positioned to the front of the property, the spacious living room benefits from a double-glazed bow window overlooking the front garden and driveway. The room features a fireplace with an electric fire, television point, radiator and open staircase leading to the first-floor landing.

Kitchen

Measurements: 11'6" x 10'4" (3.50m x 3.16m)

Located towards the rear of the ground floor, the kitchen is fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer, and space for an oven, washing machine, tumble dryer and fridge freezer. The wall-mounted combi boiler is also located here. The kitchen flows directly into the dining area, creating a sociable open-plan arrangement.

Dining Area

Measurements: 8'7" x 8'7" (2.61m x 2.61m)

The dining area sits between the kitchen and rear sunroom, creating a natural connection between the main living spaces. There is a radiator, wall lighting and television point, together with a double-glazed door leading into the sunroom.

Sunroom

Measurements: 8'2" x 7'7" (2.50m x 2.30m)

The rear extension provides a bright and versatile sunroom, featuring a combination of brick and UPVC construction, double-glazed windows overlooking the garden and a door providing direct access outside. The room also benefits from power, lighting and fitted blinds, making it an ideal additional reception or relaxing space.

First Floor Landing

The first-floor landing provides access to both bedrooms and the main house wet room. There is a double-glazed side window, loft access and useful airing cupboard positioned over the stairs.

Bedroom One

Measurements: 11'8" x 11'3" (3.55m x 3.44m)

Situated to the front of the property, the principal bedroom is a generous double room with a double-glazed window overlooking the front garden and driveway. Further features include a radiator, television and telephone points, together with useful storage within the airing cupboard over the stairs.

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Bedroom Two

Measurements: 10'4" x 6'9" (3.16m x 2.07m)

Positioned to the rear of the property, the second bedroom benefits from a double-glazed window overlooking the rear garden and a central heating radiator. This would make an ideal child's bedroom, guest room or home office.

Shower Room

Measurements: 7'3" x 4'6" (2.22m x 1.37m)

The shower room is located on the first floor towards the rear of the property and is fitted with a low-level WC, wash hand basin and electric shower, together with a grab rail and shower seat. There is wall tiling, extractor ventilation, radiator and a double-glazed rear window.

Outside

The property occupies a generous corner plot, providing excellent outdoor space. To the front is a low-maintenance pebbled garden with fenced boundaries and a gated, paved driveway providing parking for several vehicles.

The driveway leads to a single brick-built garage, complete with up-and-over door, power and lighting. To the side and rear, the gardens are predominantly paved for ease of maintenance and offer a good degree of outdoor space. The rear garden is directly accessible from the sunroom. The generous plot also provides potential for further extension or development, subject to any necessary planning consents.

Location

Situated in a convenient residential location, the property is well placed for access to local amenities, everyday shopping, schools and transport links, making it a practical choice for a range of buyers. The combination of generous outdoor space, parking, garage and excellent potential makes this an appealing home that should be viewed to fully appreciate what it offers.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: End Townhouse

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

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Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

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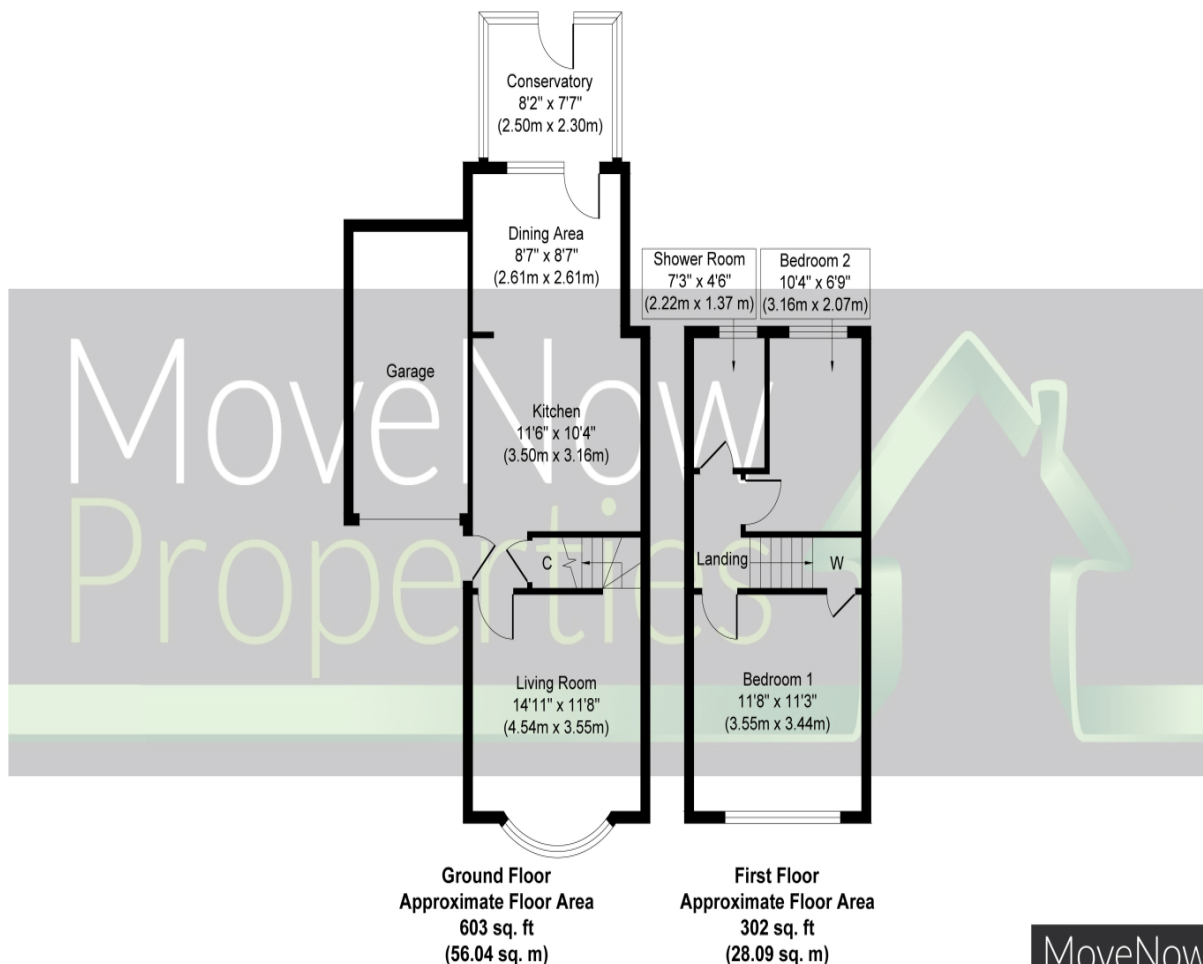
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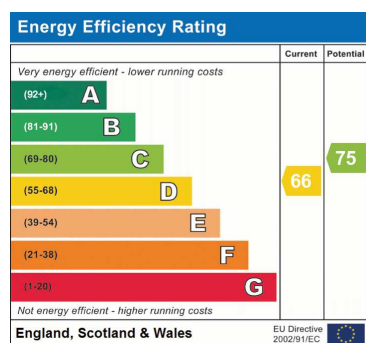






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