

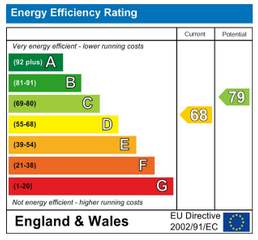
Total area: approx. 167.9 sq. metres (1807.8 sq. feet)

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.

Richard Kendall Estate Agent

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42 Brand Hill Drive, Crofton, WF4 1PF

For Sale Freehold £340,000 - £375,000

An extended five bedroom detached family home, situated in the sought after village of Crofton, offering spacious and versatile accommodation, ample off road parking and a south facing rear garden.

The accommodation briefly comprises an entrance hallway with access to a downstairs WC, an open plan lounge diner and the integral garage. The lounge diner enjoys excellent natural light and provides access to the rear garden via two sets of sliding patio doors. The space opens through to a fitted kitchen, offering a range of wall and base units and housing the gas combination boiler. To the first floor, the landing provides loft access and leads to five well proportioned bedrooms, including a spacious principal bedroom and a further double bedroom with fitted wardrobes, along with a modern three piece family bathroom. Externally, the property benefits from a tarmac driveway providing ample off road parking and access to an attached garage with up and over door, power and lighting, offering potential for conversion subject to the usual consents. To the rear, there is a fully enclosed south facing garden incorporating a paved patio area and lawn, ideal for outdoor dining and entertaining.

Crofton offers a range of local amenities including shops, well regarded schools such as Crofton Academy and Shay Lane Primary School, as well as nearby countryside walks. Wakefield and Pontefract town centres are both easily accessible, along with excellent transport links for commuters.

Only a full internal inspection will fully appreciate the space and potential this home has to offer. Early viewing is highly recommended.



ACOMMODATION

ENTRANCE HALL
23'0" x 6'9" (7.03m x 2.06m)
Entered via a UPVC door with carpeted flooring, UPVC double glazed window to the front elevation, central heating radiator, built in storage, access to the downstairs W.C., integral garage and lounge.

W.C.
4'11" x 3'0" (1.51m x 0.92m)
Fitted with a low flush W.C. and wash hand basin with mixer tap, tiled splashback, frosted UPVC double glazed window to the front and vinyl flooring.

INTEGRAL GARAGE
16'4" x 14'7" (5.00m x 4.45m)
Manual up and over door, power and lighting, currently used for storage with potential for conversion.

LOUNGE
22'2" x 18'7" (6.77m x 5.67m)
Spacious room with carpeted flooring, central heating radiator, gas fireplace with marble surround, UPVC sliding doors opening onto the rear patio and additional sliding doors to the garden, along with a frosted side window. Stairs lead to the first floor and there is open access into the kitchen.



KITCHEN
18'7" x 7'7" (5.67m x 2.32m)
Fitted with a range of wall and base units, laminate worktops, integrated double oven, gas hob with extractor, tiled splashback, stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and fridge freezer. UPVC double glazed windows to the front and rear, with a UPVC door to the side. Houses the Vaillant gas combination boiler.

FIRST FLOOR LANDING
Carpeted flooring with loft access, storage cupboards and access to five bedrooms and the house bathroom.

BEDROOM ONE
8'7" x 14'3" (2.63m x 4.36m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BEDROOM TWO
11'8" x 11'8" (3.58m x 3.58m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobes.



BEDROOM THREE
11'10" x 8'2" (3.62m x 2.50m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.



BEDROOM FOUR
10'2" x 6'11" (3.12m x 2.11m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BEDROOM FIVE
11'10" x 8'1" (3.62m x 2.47m)
UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and fitted wardrobes.

BATHROOM/W.C.
7'4" x 5'2" (2.25m x 1.60m)
Fitted with a three piece suite comprising corner bath with shower attachment, pedestal wash basin and low flush W.C. Fully tiled walls, chrome ladder style radiator and frosted UPVC double glazed window to the side.



OUTSIDE
To the front, a tarmac driveway provides ample off road parking alongside a lawned garden with access down the side to the rear and to the attached double garage. The rear garden is south facing and incorporates a flagged patio seating area, lawn split over two sections and a gravelled area, all enclosed by timber fencing.



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.

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.