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331 Doncaster Road, Crofton, Wakefield, WF4 1RT

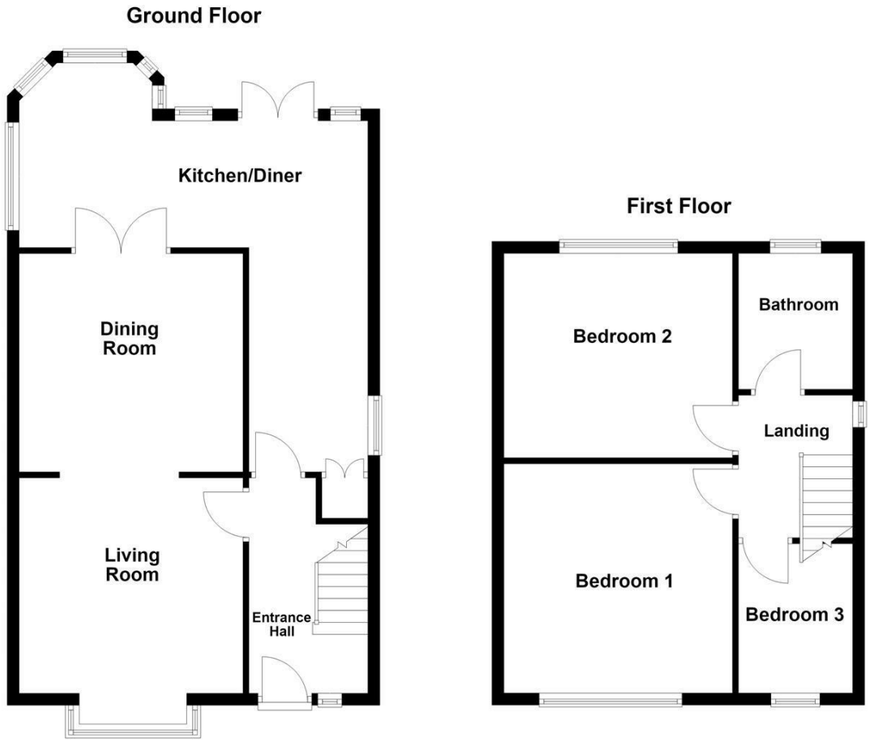
For Sale Freehold £260,000

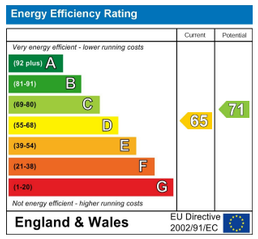
Proudly introduced to the market is this spacious three bedroom semi detached family home, situated in the sought after village of Crofton. Offering generously proportioned accommodation throughout, the property benefits from two reception areas, a kitchen diner, conservatory, ample off road parking and a substantial tiered rear garden, making it an ideal choice for young and growing families.

The accommodation briefly comprises a welcoming entrance hall with staircase leading to the first floor and access into the spacious living room and kitchen diner. The living room benefits from a large UPVC double glazed window allowing plenty of natural light and leads through to a versatile second reception room, which could be utilised as a formal dining room or additional sitting room. The kitchen diner is fitted with a range of units and integrated appliances, together with useful understairs storage. UPVC patio doors open onto the rear garden, while the adjoining conservatory provides further flexible reception space overlooking the garden. To the first floor, the landing provides access to three well proportioned bedrooms, two of which are generous doubles, together with a three piece family bathroom. Externally, the property benefits from a lawned garden to the front and a block paved driveway providing off road parking and leading to the garage. The garage benefits from power and lighting and is currently utilised for storage, while offering further potential subject to any necessary consents. To the rear is a substantial north facing garden arranged over three tiers, incorporating lawned areas and a paved patio, providing plenty of space for outdoor dining, entertaining and family enjoyment.

Crofton is a popular and well regarded village offering a wide range of local shops and amenities, together with primary schooling and Crofton Academy. Wakefield city centre is within easy reach, while Spring Green Garden Centre, Bloom & Brew and a variety of countryside walks are also conveniently located nearby.

An early viewing is highly recommended to fully appreciate the generous accommodation, substantial garden and excellent location this attractive family home has to offer.





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
13'5" x 6'6" (4.09m x 2.00m)
Composite front entrance door with frosted double glazed side window leading into the entrance hall. Laminate flooring, central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Openings provide access through to the lounge and kitchen diner.

LIVING ROOM
12'1" x 12'4" (3.69m x 3.76m)
Vinyl flooring, central heating radiator and UPVC double glazed bay window overlooking the front elevation. Feature inset electric fire and opening through to the dining room.

DINING ROOM
11'10" x 11'7" (3.61m x 3.55m)
Vinyl flooring, central heating radiator and UPVC double glazed patio doors leading through to the conservatory.

KITCHEN/DINER
18'8" x 17'1" (5.70m x 5.21m)
Oak effect laminate flooring and fitted with a range of wall and base units with butcher block style work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated oven, five ring gas hob with tiled splashback and extractor hood above, together with space for a fridge freezer. Breakfast bar with matching butcher block style work surface, useful understairs storage and central heating radiator. UPVC double glazed window overlooking the side elevation and UPVC patio doors providing access to the rear garden.

CONSERVATORY
UPVC double glazed windows surrounding the room with a polycarbonate roof.

FIRST FLOOR LANDING
Carpeted flooring and frosted UPVC double glazed window overlooking the side elevation. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
12'2" x 11'10" (3.72m x 3.61m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
11'8" x 12'1" (3.56m x 3.70m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
6'5" x 8'1" (1.96m x 2.48m)
Carpeted flooring, central heating radiator, loft access and useful overstairs storage. UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
6'9" x 7'6" (2.06m x 2.31m)
Laminate flooring and fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and panelled bath with hot and cold taps, mixer shower attachment and tiled surround. Central heating radiator, extractor fan and frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front is a lawned garden together with a block paved driveway providing off road parking and leading to the attached garage. The rear garden is arranged over three tiers. The lower tier incorporates a flagged patio area, with steps and a rockery leading to the second tier, which is predominantly laid to lawn. A further flagged patio area occupies the upper tier. The garden is enclosed by timber fencing with raised planted borders.

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

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.