





Fixed price £175,000

TENURE : FREEHOLD

Crayford Drive, Crofton, WF4

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 2**

- **Two Bedroom End Terrance**
- **Extended Property**
- **Generous Corner Plot**
- **Ample Off-road Driveway Parking**
- **Single Garage with Power & Lighting**
- **Low-Maintenance Front**

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Website:

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 and 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.

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.

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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
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.

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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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DISCLAIMER:
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property

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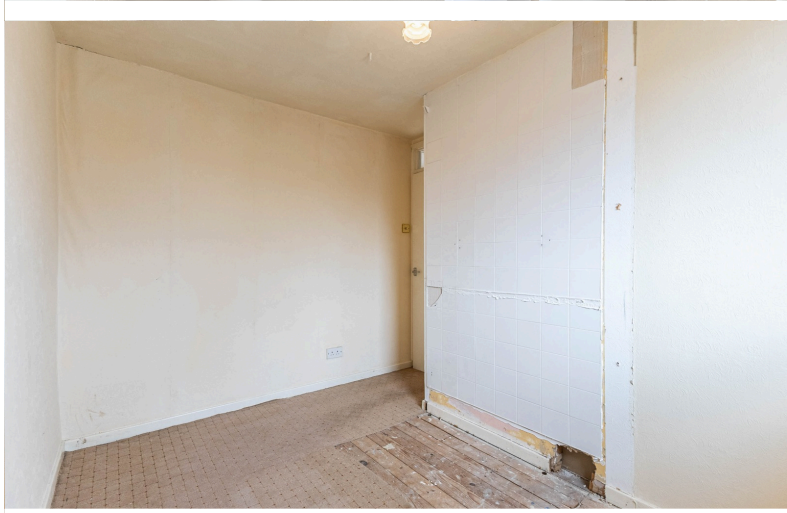


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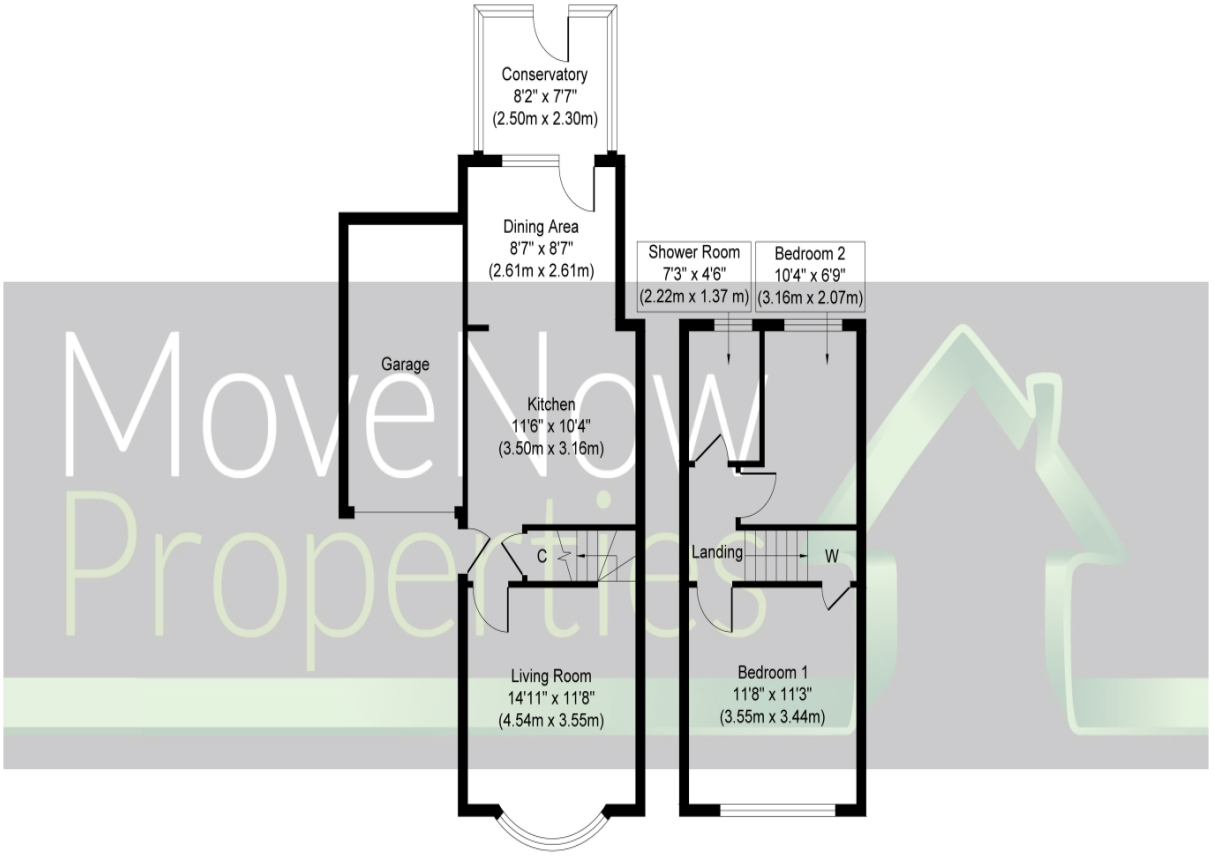

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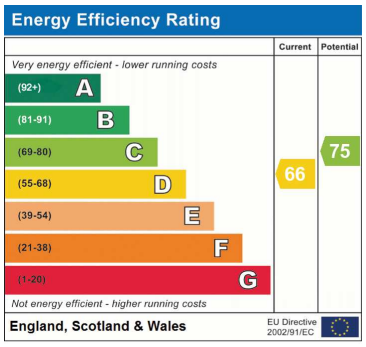

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