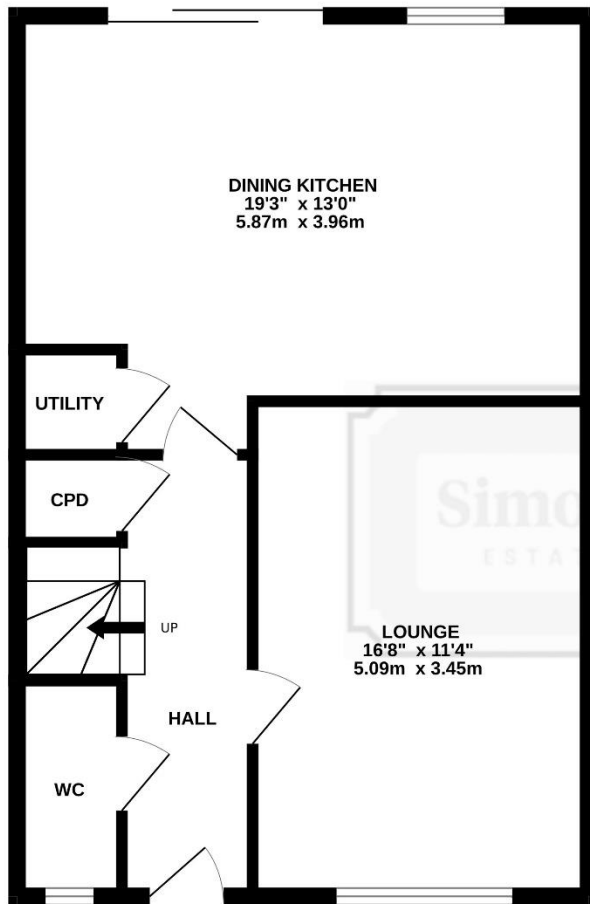


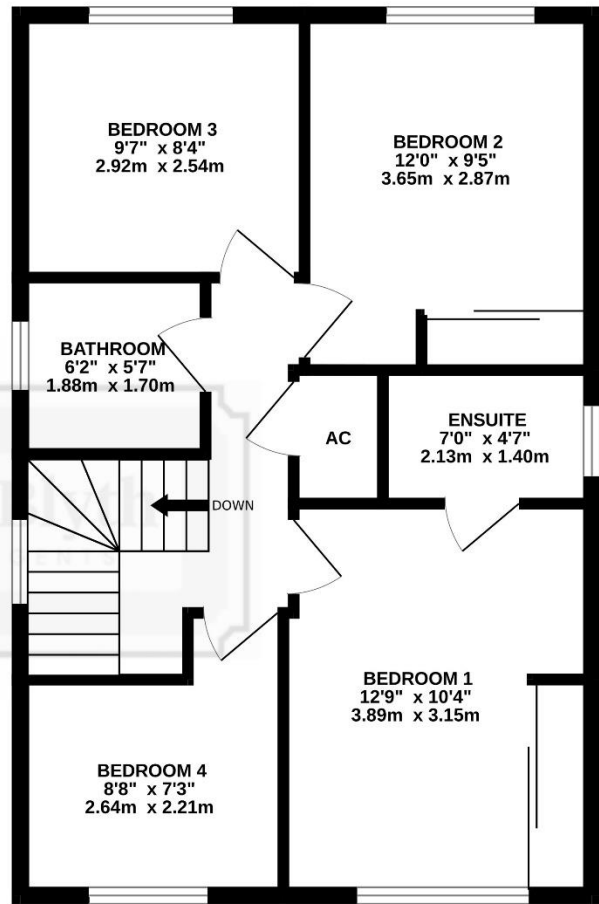


**15 OAKDENE DRIVE, CROFTON, WF4 1RH**

GROUND FLOOR



1ST FLOOR



OAKDENE DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PROPERTY DESCRIPTION

IN A DELIGHTFUL SETTING WITH EQUALLY HIGH-QUALITY NEIGHBOURING PROPERTIES, THIS BEAUTIFUL FAMILY HOME ENJOYS A FOUR-BEDROOM ACCOMMODATION AND A SUPERB REAR GARDEN WITH HOME OFFICE/STUDIO TO THE REAR, A LONG DRIVEWAY AND GARAGE.

THE HOME OFFERS AN INCREDIBLE AMOUNT OF SPACE AND BRIEFLY COMPRISES OF AN ENTRANCE HALL, DOWNSTAIRS W.C., LOUNGE, DINING KITCHEN WITH GLAZED DOORS OUT TO THE SUPERB GARDENS, FOUR BEDROOMS ONE ALL OF WHICH ARE OF A GOOD SIZE, BEDROOM ON WITH HIGH QUALITY EN-SUITE ALSO, A HOUSE BATHROOM. SUPERB VILLAGE LOCATION CLOSE TO RURAL WALKS AND SUPERBLY PRESENTED THROUGHOUT.

**Offers in the region of £385,000**

## GROUND FLOOR

### ENTRANCE PORCH

Broad attractive storm porch gives shelter to the stylish entrance door, this is with inset glazing. This gives access through to the entrance hallway. The entrance hallway is of a particularly good size and features the fabulous turning staircase up to the partial galleried first floor landing. There is a useful under stairs storage cupboard and the hallway has attractive ceiling light points and a broad doorway gives access to the downstairs W.C.





### DOWNSTAIRS W.C.

This mature cloak space has an obscure glazed window to the front it has a wash hand basin, a allow level W.C., an extractor fan and continuation of the multi grain effect flooring from the hallway.

## LOUNGE

Measurements – 16'8" x 11'4" (5.09m x 3.45m)

A doorway leads through to the lounge, this attractive room has particularly character window giving the room a huge amount of natural light and a pleasant view out to the front. There is a central ceiling light points and the room is decorated to a high standard.



## DINING LIVING KITCHEN

*Measurements – 19'3" x 13'0" (5.87m x 3.96m)*

From the entrance hall a doorway leads to the dining living kitchen, this dining living kitchen is superbly presented and as the floor layout plan suggests is of a particularly good size. It has attractive ceramic tiled floor and good sized large, glazed doors giving access out to the rear gardens. There is also a further window, and a good amount of natural light is achieved into the room. There is a stylish vertical central heating radiator, two ceiling light points, a huge wealth of units including island style with breakfast bar seating. There is attractive working surfaces, inset one and a half bowl stainless steel sink unit with mixer tap above, an integrated dishwasher, gas hob with splash back and stainless steel glazed extractor fan above, an integrated stainless steel glazed fronted integrated oven and stainless steel and glazed microwave. There is also an integrated fridge and freezer unit and larger style cupboard and there is also a pull-out trash bin.







## UTILITY

To one corner of the room is a large utility cupboard which is superbly appointed which has plumbing for an automatic washing machine and space for a dryer.

## FIRST FLOOR

## LANDING

Taking the staircase which turns and rises to the first-floor landing, this has a loft access point to a particularly spacious loft area with good height. There is a good sized cupboard on the landing being home for the high specification hot water tank and wall mounted gas fire centre heating boiler.



## BEDROOM ONE

Measurements – 12'9" x 10'4" (3.89m x 3.15m)

Bedroom one is a double room with attractive flooring, a bank of windows giving a pleasant outlook to the front elevation and there is a central ceiling light point.



### BEDROOM ONE EN-SUITE

Measurements – 7'0" x 4'7" (2.13m x 1.40m)

The en-suite is beautifully presented and having attractive flooring, this has a wall mounted wash hand basin of a stylish nature, low level W.C. and a good-sized shower with chrome fittings as well as a chrome heated towel rail/ central heating radiator. There is an extractor fan, shaver sockets and an obscure glazed window. There is attractive decorative tiling to the appropriate areas to the shower.



### BEDROOM TWO

Measurements – 12'0" x 9'5" (3.65m x 2.87m)

With a lovely outlook over the property landscaped rear gardens this good-sized double bedroom has attractive flooring and a broad window which achieves a good amount of natural light.



### BEDROOM THREE

Measurements – 9'7" x 8'4" (2.92m x 2.54m)  
Bedroom three again has a lovely view out to the property's rear gardens, lovely flooring and a central ceiling light point also.



### BEDROOM FOUR

Measurements – 8'8" x 7'3" (2.64m x 2.21m)

Bedroom four is positioned to the front and is a good-sized bedroom with a pleasant outlook and twin windows.

## HOUSE BATHROOM

Measurements – 6'2" x 5'7" (1.88m x 1.70m)

The house bathroom once again is well appointed and has attractive flooring, ceiling light point, an extractor fan, an obscure glazed window, chrome heated towel rail/central heating radiator. There is also a Stylish wall mounted wash hand basin, low level W.C., a shaver socket and a good size bath with screen and chrome style fittings over.





## OUTSIDE

### FRONT EXTERNAL

The property occupies a lovely plot to the front; there is a delightful well-presented shaped lawn with hedge to the pavement side. There is also access pathway to the main entrance door and a particular driveway providing parking for three vehicles. This driveway similarly to neighbouring property could be gated to provide extra play space and security for vehicles. It has an electric charging point.

### REAR EXTERNAL

The property has super gardens that have been beautifully landscaped to an exceptionally high standard, these gardens have many interesting areas including, raised sin terrace area to the rear. From the lawn to the rear there is mature shrubbery and trees, delightful, shaped lawn within the centre with an attractive raised bed and immediately to the rear of the home and then the full width of the property there is a stone flagged patio of a very good size. The garden has rear lighting and rear tap. There is also the super feature of the home office pod this is of an exceptionally high quality and is superbly appointed as the photographs suggest and has a bank of glazed doors and windows to the front with delightful overhand with inset spotlighting provides a beautiful place to sit and with the view out to the gardens.

### ADDITIONAL INFORMATION

For maintenance of the green communal areas on the estate a payment of £32.50 every quarter is requested to Green Belt Group Limited.





## **ADDITIONAL INFORMATION**

EPC rating - B

Property tenure – Freehold

Local authority – Wakefield metropolitan district Council

Council tax band – D

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/04/2026

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