Richard Kendall
Estate Agent

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4 Milton Crescent, Wakefield, WF2 8AE

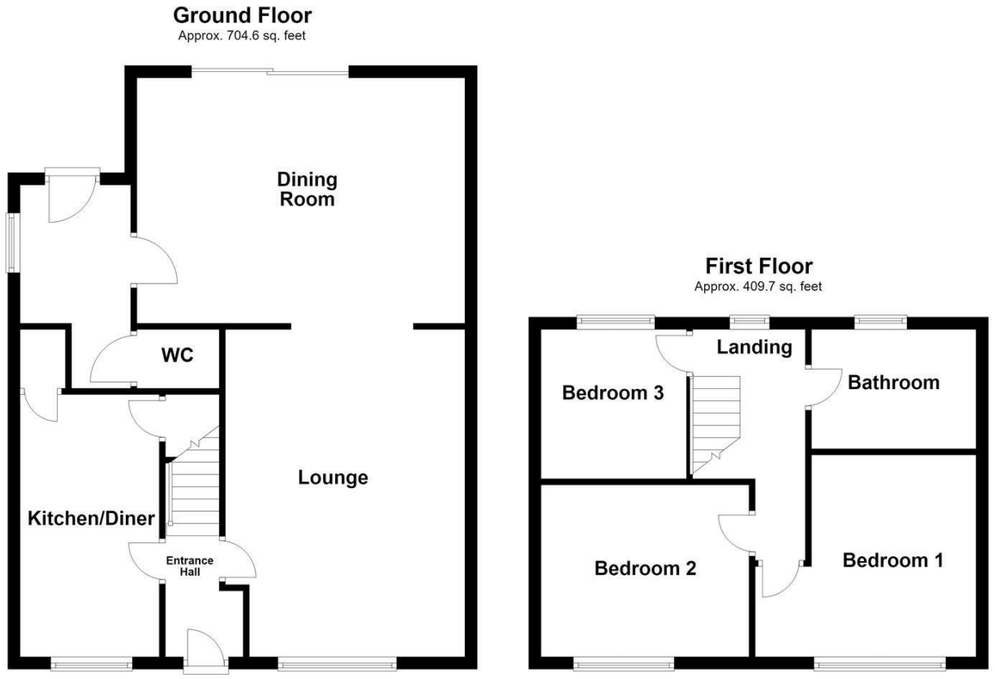
For Sale Freehold Offers In The Region Of £200,000

Situated in a convenient area of Wakefield is this well presented and extended three bedroom semi-detached home. Offered for sale with vacant possession and no onward chain, the property would make an ideal purchase for first-time buyers and young families.

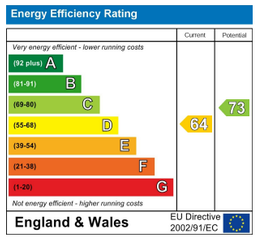
The accommodation briefly comprises an entrance hall with a staircase leading to the first floor landing and an opening into the living room. The living room leads through to the kitchen, which provides access to a downstairs WC and a rear entrance lobby. The kitchen also opens into the single storey extension, which creates a spacious dining room with UPVC sliding doors leading out to the rear patio. To the first floor, the landing provides access to three bedrooms, including two well proportioned double bedrooms, and a modern three piece shower room. Externally, the property has a lawned garden to the front with gated access leading to the rear. The generous north-west facing rear garden features a paved patio area, a lawn and a prefabricated garage with power, suitable for storage. The garden is enclosed by timber fencing.

The property benefits from UPVC double glazing throughout and is conveniently located close to a range of schools, shops, local amenities and motorway links.

An internal viewing is highly recommended to fully appreciate the accommodation this property has to offer.



Total area: approx. 1114.2 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.

ACCOMMODATION

ENTRANCE HALL
A UPVC entrance door leads into the entrance hall, which has carpet flooring, a central heating radiator, staircase to the first floor landing and openings leading into the kitchen and living room.

LIVING ROOM
17'7" x 11'5" (5.36m x 3.49m)
The living room has carpet flooring, a UPVC double glazed window overlooking the front elevation, a central heating radiator and an opening leading into the dining room.

DINING ROOM
15'5" x 13'8" (4.70m x 4.17m)
Forming part of the property's extension, the dining room has carpet flooring, a central heating radiator and UPVC sliding doors leading out to the rear garden. An opening provides access to the rear lobby.

REAR LOBBY
The rear lobby has carpet flooring, a central heating radiator and a frosted UPVC double glazed window overlooking the side elevation. A timber door provides access to the rear garden, while openings lead into the kitchen and downstairs WC.

DOWNSTAIRS W.C.
2'6" x 4'3" (0.77m x 1.32m)
Fitted with a low flush WC and ceramic wash basin with hot and cold taps. The room has carpet flooring and tiled walls from floor to ceiling.

KITCHEN
7'9" x 14'5" (2.37m x 4.41m)
The kitchen is fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is space for a washing machine, tumble dryer, cooker and fridge freezer, along with tiled splashbacks and a useful pantry cupboard. The kitchen also has vinyl flooring, a central heating radiator, useful under stairs storage and a UPVC double glazed window overlooking the front elevation.

FIRST FLOOR LANDING
The first floor landing has carpet flooring, loft access and a UPVC double glazed window overlooking the rear elevation. Doors provide access to three bedrooms and the shower room.

BEDROOM ONE
10'0" x 11'5" (3.07m x 3.50m)
Bedroom one has carpet flooring, a range of fitted wardrobes and a UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
8'6" x 11'0" (2.60m x 3.36m)
Bedroom two has carpet flooring and a UPVC double glazed window overlooking the front elevation.

BEDROOM THREE
7'9" x 7'9" (2.37m x 2.37m)
Bedroom three has carpet flooring and a UPVC double glazed window overlooking the rear elevation.

SHOWER ROOM
8'7" x 4'3" (2.63m x 1.32m)
The shower room is fitted with a low flush WC, pedestal wash basin with hot and cold taps and a quadrant shower enclosure with tiled surround, mixer shower and attachment. The room also has vinyl flooring, a central heating radiator and a frosted UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front of the property is a driveway, a small lawned buffer garden, a paved pathway and gated access leading to the rear. The north east facing rear garden has a paved patio area and a lawn, enclosed by timber fencing. There is also a prefabricated garage, currently used for storage.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.