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Estate Agent

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33 Ashdene Drive, Crofton, Wakefield, WF4 1PJ

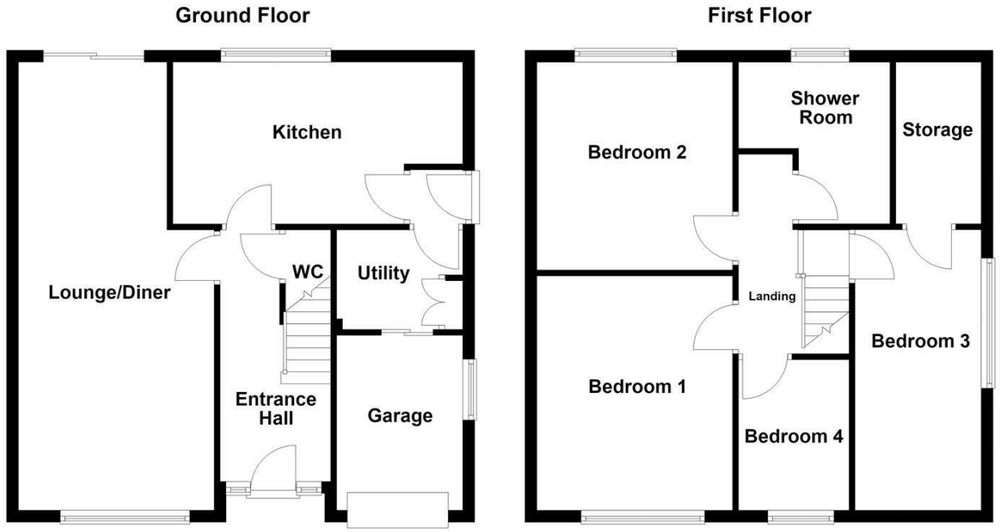
For Sale Freehold £340,000

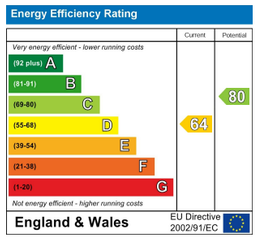
Situated in the popular Crofton area of Wakefield is this superbly presented four bedroom detached family home, occupying a generous plot and offering spacious, well proportioned accommodation throughout. Benefitting from a modern fitted kitchen and shower room, ample off road parking, a large enclosed rear garden and useful garage space, this impressive property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase leading to the first floor and doors providing access to the lounge diner, downstairs W.C. and kitchen. The lounge diner enjoys direct access out to the rear garden, creating a lovely connection between the internal and external living spaces. The modern fitted kitchen leads through to a side hallway, which provides access to the side of the property and into the utility room. From the utility room there is access into the remaining garage space, which benefits from power, lighting and an up and over door. To the first floor, the landing provides loft access and doors leading to four bedrooms, the house shower room and an additional useful storage area serving bedroom three. Both the kitchen and shower room benefit from underfloor heating. Externally, to the front is a lawned garden with a pebbled rockery area, mature shrubs and timber fencing. A tarmac driveway provides off road parking for two vehicles. To the rear is a generously proportioned garden, predominantly laid to lawn and incorporating both a stone paved patio and a raised composite decked seating area with glazed balustrade, creating excellent spaces for outdoor dining and entertaining. There is also space for a garden shed, mature trees throughout and timber fencing enclosing the garden.

Crofton is a popular location for a wide range of buyers, with local shops, schools, public houses and everyday amenities all within easy reach. The property is also well placed for access to nearby countryside and leisure destinations including Walton, Sandal, Newmillerdam and Pugneys Country Park. Regular bus services operate nearby, while Wakefield city centre provides two railway stations with connections to Leeds, Manchester and London. Road links are also conveniently placed for access towards the A1, M1 and M62 motorway networks, making the property ideal for those travelling further afield.

Only a full internal inspection will truly reveal everything this beautifully presented and fully renovated family home has to offer. An early viewing is highly recommended to avoid disappointment.





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
13'11" x 6'1" (max) x 3'2" (min) (4.25m x 1.87m (max) x 0.98m (min))
Composite front entrance door with frosted glazed panel leading into the entrance hall. Central heating radiator, spotlights to the ceiling, staircase providing access to the first floor landing and fitted understairs storage. Doors lead to the downstairs W.C., lounge diner and kitchen.

DOWNSTAIRS W.C.
4'9" x 2'5" (1.46m x 0.76m)
Spotlights to the ceiling, extractor fan and fitted with a low flush W.C. and ceramic wash basin set within a floating vanity unit with storage below and mixer tap. Part tiled walls.

KITCHEN
15'10" x 7'10" (max) x 4'5" (min) (4.85m x 2.40m (max) x 1.35m (min))
UPVC double glazed window overlooking the rear elevation, spotlights to the ceiling, underfloor heating and door providing access to the side hallway. Fitted with a modern range of gloss fronted wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with stainless steel extractor hood above, integrated double oven and integrated dishwasher, together with space and plumbing for an American style fridge freezer.

SIDE HALLWAY
2'10" x 3'0" (0.87m x 0.93m)
Timber framed side entrance door with frosted glazed panel, spotlights to the ceiling and door providing access to the utility room.

UTILITY ROOM
5'2" x 7'2" (max) x 6'0" (min) (1.60m x 2.20m (max) x 1.85m (min))
Sliding door providing access to the remaining garage space. Fitted with a range of modern gloss fronted wall and base units with laminate work surface over, together with space and plumbing for a washing machine. Fitted double door storage cupboard housing the gas combination boiler.

GARAGE
10'4" x 8'2" (3.15m x 2.50m)
Up and over door, power and lighting, gas and electric meters and UPVC double glazed window overlooking the side elevation.

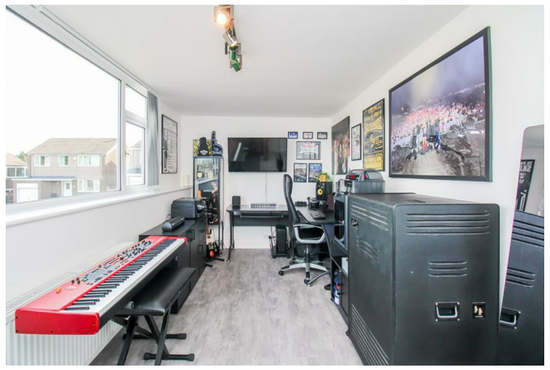
LOUNGE DINER
23'9" x 10'10" (max) x 9'4" (min) (7.25m x 3.32m (max) x 2.85m (min))
Dual aspect reception room with UPVC double glazed window overlooking the front elevation and UPVC double glazed sliding doors opening onto the rear garden. Two central heating radiators and feature gas fire with marble hearth and surround and limestone mantle.

FIRST FLOOR LANDING
10'7" x 6'1" (max) x 2'4" (min) (3.25m x 1.86m (max) x 0.73m (min))
Loft access and doors providing access to four bedrooms and the house shower room.

BEDROOM ONE
12'11" x 10'9" (3.95m x 3.30m)
UPVC double glazed window overlooking the front elevation, spotlights to the ceiling, central heating radiator and a range of fitted wardrobes with mirrored sliding doors.

BEDROOM TWO
10'5" x 11'1" (3.20m x 3.40m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
15'7" x 7'10" (4.76m x 2.40m)
UPVC double glazed window overlooking the side elevation, central heating radiator and access to a useful storage room.



BEDROOM FOUR
6'2" x 7'4" (1.88m x 2.25m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

SHOWER ROOM
8'5" x 7'6" (max) x 4'9" (min) (2.57m x 2.30m (max) x 1.45m (min))
Underfloor heating, chrome ladder style central heating radiator, spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the rear elevation. Fitted with a concealed cistern low flush W.C., wash basin set within a vanity unit with storage below and mixer tap, shaver point and shower enclosure with mains fed overhead shower, separate shower attachment and glazed screen. Part tiled walls.

OUTSIDE
To the front of the property is a lawned garden with a pebbled rockery area, timber fencing to one side and mature planting to the other. A tarmac driveway provides off road parking for two vehicles and leads to the integral garage. The rear garden is generously proportioned and predominantly laid to lawn, making it ideal for both children and pets. Mature trees are positioned throughout, together with space for a garden shed. A raised composite decked patio area with glazed balustrade provides an excellent space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have loved living here over the years, and the house has been a great place for family and friends to get together. The garden is one of the features we have particularly enjoyed, with the apple tree producing fruit each year and the mature trees at the bottom creating a lovely backdrop. It's also a peaceful spot to sit in the garden and watch the sunset. The neighbourhood is quiet and friendly, with welcoming neighbours, and the location has made it a fantastic place to live. We hope the next owners will make their own happy memories here."

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.

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.