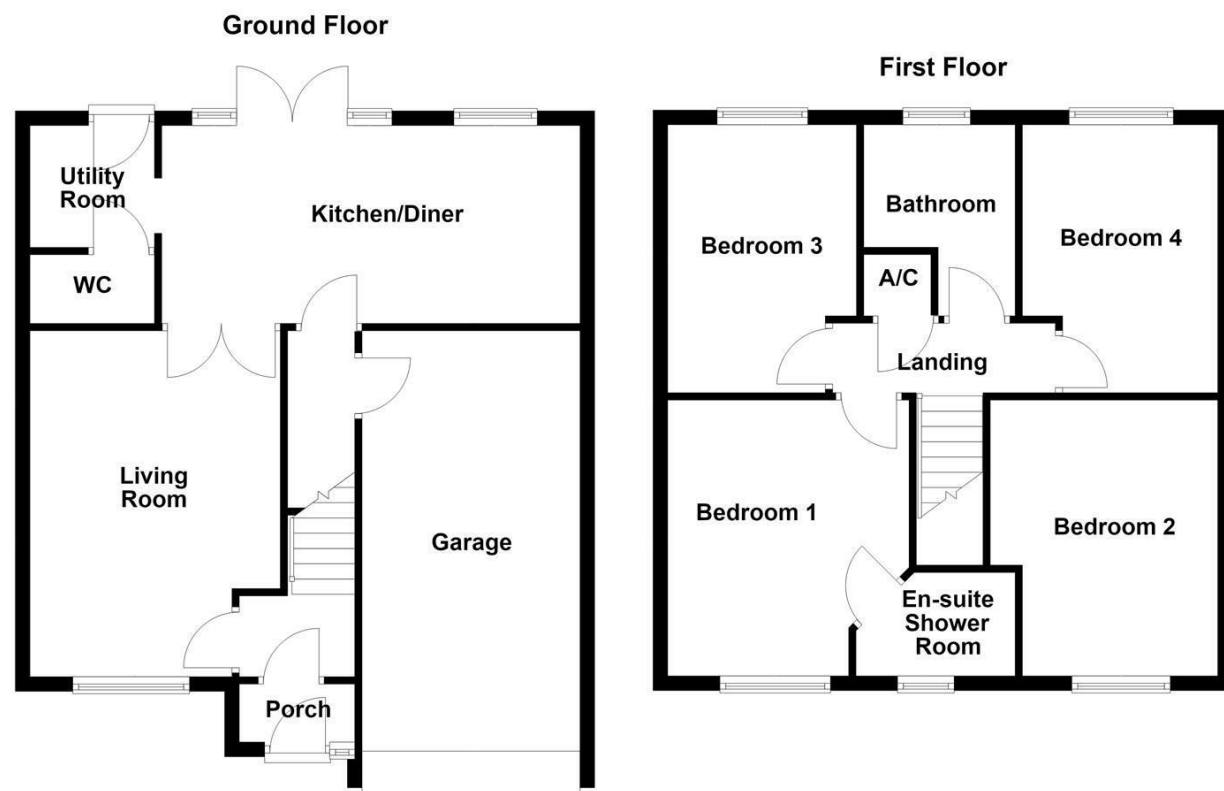




WAKEFIELD

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34 Forage Way, Crofton, Wakefield, WF4 1FA

For Sale Freehold £325,000

Situated on this modern and attractive residential development is this impressive four bedroom detached executive family home, offering stylish and well proportioned accommodation throughout.

The property is approached by a block paved driveway providing ample off road parking and access to the integral garage. Internally, the accommodation begins with an entrance porch leading into the main entrance hall, where a staircase rises to the first floor and a door opens into the spacious living room. Double timber doors lead from the living room into the modern kitchen diner, which is fitted with a range of integrated appliances and benefits from French doors opening directly onto the landscaped rear garden. A feature archway leads into the separate utility room, with the downstairs W.C. positioned adjacent. A useful understairs storage cupboard also provides internal access into the integral garage. To the first floor are four well proportioned bedrooms and a modern three piece house bathroom. The principal bedroom benefits from fitted wardrobes with mirrored sliding doors and its own stylish en suite shower room.

Externally, the rear garden has been attractively landscaped with an L-shaped porcelain paved patio arranged over two sections, artificial lawn and a timber shed, creating an ideal setting for outdoor dining and entertaining. The garden is enclosed by timber fencing and also benefits from an external water connection. The property is situated within the sought after village of Crofton, close to local amenities and schools, with good road links providing access towards Wakefield and the wider motorway network.

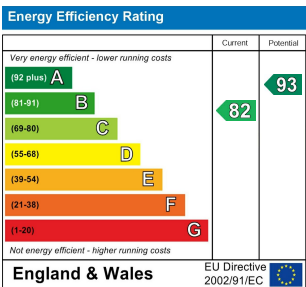
Only a full internal inspection will truly reveal everything this quality family home has to offer. An early viewing is highly recommended.

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 PORCH

Composite front entrance door leading into the porch, with UPVC double glazed panel window overlooking the front aspect. Dark grey column style radiator, laminate flooring and timber door providing access into the entrance hall.

ENTRANCE HALL

Central heating radiator and staircase with handrail providing access to the first floor landing. Door providing access into the living room.

LIVING ROOM

15'6" x 10'9" [4.74 x 3.30]

UPVC double glazed window overlooking the front aspect and central heating radiator. Double timber doors with glazed inserts provide access into the kitchen diner.



KITCHEN DINER

18'9" x 8'11" [5.73m x 2.72m]

Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood with curved glazed surround above, integrated full size dishwasher and space for a large freestanding fridge freezer. Fully tiled flooring, central heating radiator and inset spotlights to the ceiling. UPVC double glazed window overlooking the rear aspect and UPVC double glazed French doors with adjoining glazed side panel opening directly onto the porcelain paved patio. Feature archway leading into the utility room. Timber door provides access into the understairs storage cupboard, which in turn has an internal door leading into the garage.

INTEGRAL GARAGE

19'9" x 10'2" [6.04m x 3.12m]

Larger than average integral garage with manual up and over door, power and lighting. Wall mounted condensing regular boiler.

UTILITY ROOM

5'5" x 5'7" [1.67m x 1.72m]

Laminate work surface with matching laminate upstand, fully tiled flooring and space and plumbing for a washing machine and tumble dryer beneath the counter. Composite rear entrance door providing access to the garden and central heating radiator. Door providing access into the downstairs W.C.

DOWNSTAIRS W.C.

5'7" x 3'0" [1.72m x 0.93m]

Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with chrome mixer tap. Part tiled walls, fully tiled flooring, central heating radiator and wall mounted extractor fan

FIRST FLOOR LANDING

Loft access and six doors providing access to four bedrooms, the airing cupboard and house bathroom.

BEDROOM ONE

12'9" x 10'9" [3.91 x 3.30]

UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted double wardrobe with mirrored sliding doors providing generous storage. Timber door providing access into the en suite shower room.



EN SUITE SHOWER ROOM

7'0" x 4'11" [2.14m x 1.50m]

Fitted with a three piece suite comprising low flush W.C., wash basin with vanity storage below and brass mixer tap, and generous shower enclosure with sliding glazed door, mixer shower, rainfall shower head and separate handheld shower attachment. Half tiled walls, fully tiled flooring, brass ladder style heated towel radiator, inset spotlights and wall mounted extractor fan. Frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

12'9" x 10'4" [3.89m x 3.15m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

12'0" x 8'9" [3.67 x 2.69]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM FOUR

12'0" x 8'9" [3.66 x 2.67]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM

8'7" x 6'7" [2.63 x 2.02]

Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and panelled bath with mixer tap. Half tiled walls, inset spotlights to the ceiling, wall mounted extractor fan, central heating radiator and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE - FRONT

To the front is a large block paved driveway providing ample off road parking and access to the integral garage. A paved pathway runs along the right hand side of the property, with a timber gate providing access to the rear garden.

OUTSIDE - REAR

To the rear is a landscaped garden with a porcelain paved pathway opening into an L-shaped porcelain patio arranged over two sections, ideal for outdoor dining and entertaining. The garden also features an artificial lawn, timber shed and timber panel fencing to all three sides. An external water connection is positioned beneath the kitchen window.



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.

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.