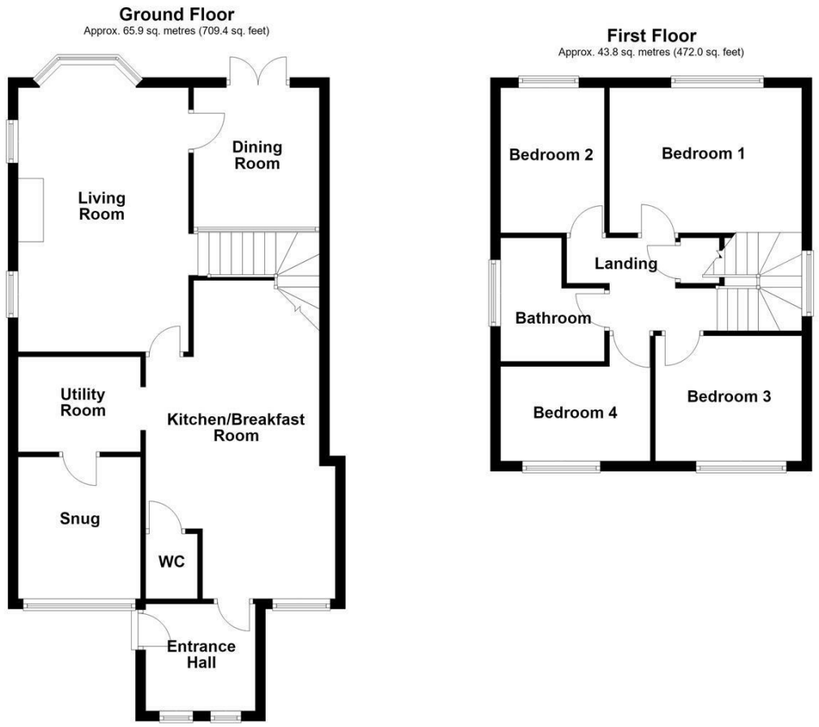
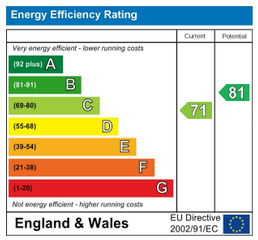


Total area: approx. 109.7 sq. metres (1181.3 sq. feet)



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.

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Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

31 Parkway, Crofton, Wakefield, WF4 1SX

For Sale Freehold £365,000

Enjoying a tucked away position within a desirable cul de sac is this impressive four bedroom detached family home, beautifully renovated to an exceptional standard throughout and offering a refined, executive feel. Approached through double timber gates onto a private driveway providing ample off road parking, the property is fully enclosed and combines generous accommodation with high quality finishes, landscaped gardens and excellent versatility for modern family living.

A covered entrance porch leads into the spacious reception hall, where vaulted ceilings and solid oak doors immediately set the tone for the rest of the home. The bespoke kitchen breakfast room is a particular highlight, featuring a central island, integrated appliances and a separate utility room, which in turn provides access to the downstairs WC. Also to the ground floor is a versatile snug or playroom, which could equally be utilised as a fifth bedroom if required. A glazed solid wood door opens into the impressive living room, which features a multi fuel fireplace, contemporary media wall and staircase with glass balustrade leading to the first floor. A further glazed door provides access to the separate dining room, where French doors open directly onto the rear garden. To the first floor, the landing provides access to four well proportioned bedrooms and a modern three piece family bathroom. The principal bedroom benefits from fitted wardrobes along one wall, providing excellent storage. Externally, the landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. A paved patio runs across the rear of the property, leading onto an attractive lawn, whilst a raised composite decked seating area provides the perfect setting for al fresco dining. Established planted borders and a large timber shed complete the garden, which is fully enclosed by timber fencing.

Situated within walking distance of local amenities and well regarded schools in Crofton, the property also benefits from regular bus services to Wakefield city centre. The M62 motorway network is within easy reach, making the home particularly attractive to commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the quality, presentation and generous accommodation this exceptional family home has to offer.

ACCOMMODATION

ENTRANCE HALL

Solid oak front entrance door leading into the entrance hall. Porcelain tiled flooring, two contemporary raw metal style radiators and two UPVC double glazed windows overlooking the front aspect with solid wood window sills. Inset spotlights to the pitched sloping ceiling and solid oak door providing access to the bespoke kitchen breakfast room.

KITCHEN/BREAKFAST ROOM

17'3" x 12'6" (5.27m x 3.83m)

Fitted with an extensive range of wall and base units with solid wood work surfaces over and tiled splashbacks. A central island incorporates an inset sink and drainer cut into the work surface with brass swan neck mixer tap, together with breakfast bar seating for three. Integrated appliances include twin AEG ovens and grills, separate AEG microwave, built-in AEG coffee machine, four ring AEG induction hob with integrated extractor, full size integrated dishwasher and integrated wine cooler. There are also built-in wine racks, large pull-out pantry storage and pan drawers. Further features include plinth lighting, downlights incorporated into the wall cupboards and shelving, porcelain tiled flooring, inset spotlights to the ceiling and two contemporary raw metal style radiators. A Keylite roof window provides additional natural light, while a UPVC double glazed window overlooks the front aspect. Space is provided for an American style fridge freezer. An archway leads into the utility room, while two solid oak doors with chrome handles provide access to the downstairs W.C. and living room.

W.C.

4'2" x 3'4" (1.28m x 1.03m)

Fitted with a low flush W.C. and wash basin with chrome mixer tap set within a vanity unit with storage below. Fully tiled walls and flooring, contemporary chrome radiator, inset spotlights to the ceiling and vanity mirror.

UTILITY ROOM

7'3" x 6'3" (2.22m x 1.92m)

Fitted with a range of wall and base units with solid wood work surfaces over and tiled splashbacks. Stainless steel sink with swan neck mixer tap, space and plumbing for a washing machine and space for a tumble dryer beneath the work surface. Display cabinets with tinted glazed doors, downlights incorporated into the wall units, porcelain tiled flooring and inset spotlights to the ceiling. The combination boiler is housed within one of the fitted cupboards. Solid oak door with chrome handle providing access to the snug.

SNUG

8'10" x 7'10" (2.70m x 2.40m)

UPVC double glazed window overlooking the front aspect, loft access, inset spotlights to the ceiling, central heating radiator and laminate flooring.

LIVING ROOM

17'5" x 11'5" (5.33m x 3.48m)

Engineered wood flooring and three UPVC double glazed windows, comprising two to the side elevation and a walk-in bay window overlooking the landscaped rear garden. Feature cast iron multi fuel stove set on a slate hearth with mantle above, staircase providing access to the first floor landing, coving and inset spotlights to the ceiling and central heating radiator. A bespoke media wall incorporates shelving with downlights positioned to either side. Solid oak door with glazed insert provides access to the separate dining room.

DINING ROOM

12'3" x 8'1" (3.74m x 2.48m)

Engineered wood flooring, central heating radiator, coving and inset spotlights to the ceiling. A glazed balustrade alongside the staircase allows natural light to flow through the room, while UPVC double glazed French doors provide access to the rear garden.

FIRST FLOOR LANDING

Open staircase leading to the first floor landing, with a frosted UPVC double glazed window overlooking the side elevation. Engineered wood flooring, central heating radiator, coving and inset spotlights to the ceiling, together with loft access. Doors provide access to four bedrooms, the house bathroom and a built-in storage cupboard with wardrobe rail and fixed shelving above.

BEDROOM ONE

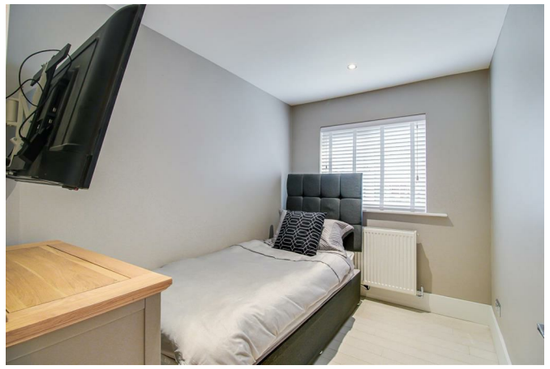
12'11" x 9'4" (3.96m x 2.86m)

UPVC double glazed window overlooking the rear elevation, central heating radiator, engineered wood flooring and inset spotlights to the ceiling. Built-in wardrobe rail and shelving positioned to one side of the room.

BEDROOM TWO

9'4" x 6'9" (2.87m x 2.07m)

UPVC double glazed window overlooking the rear elevation, central heating radiator, engineered wood flooring and inset spotlights to the ceiling.



BEDROOM THREE

10'0" x 7'11" (3.06m x 2.42m)

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

BEDROOM FOUR

9'8" width x 7'11" (2.95m width x 2.42m)

UPVC double glazed window overlooking the front elevation, engineered wood flooring, inset spotlights to the ceiling and central heating radiator.

BATHROOM/W.C.

7'10" x 6'7" (2.40m x 2.03m)

Fitted with a contemporary three piece suite comprising double ended panelled bath with flush wall mounted chrome waterfall mixer tap, glazed shower screen and separate mixer shower over with rainfall shower head and additional shower attachment. Wall mounted low flush W.C. and oval ceramic wash basin with chrome waterfall mixer tap, set above floating vanity drawers. Fully tiled walls and flooring, vanity mirror, inset spotlights to the ceiling, extractor fan, frosted UPVC double glazed window overlooking the side elevation and fixed shelving.

OUTSIDE

Large double timber gates provide access onto a block paved and tarmac driveway, offering ample off road parking. A covered entrance porch benefits from outside lighting, while a timber wood store is positioned to one side. A paved pathway runs down the side of the property and through a timber gate into the rear garden. The front is fully enclosed by timber fencing and also benefits from an external double power socket. The paved pathway continues into the rear garden, where there is a useful external water connection. A large timber shed provides storage, while a paved patio runs parallel to the rear of the property and creates a convenient outdoor seating area.

The attractive lawned garden also incorporates an elevated composite decked seating area, reached via steps and ideal for outdoor dining and entertaining. Planted borders are incorporated around the decking, while the rear garden is fully enclosed by timber fencing and also benefits from exterior lighting.

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.