

... Your proactive estate agent



**Windsor Crescent, Wakefield, WF1 2BS**  
**Offers In Excess Of £360,000**





## Lead In

Situated on the ever-popular Windsor Crescent in a sought-after area of Wakefield, this substantial and extended four-bedroom semi-detached home offers an exceptional amount of living space, making it an ideal purchase for growing families.

Perfectly positioned close to Wakefield City Centre, the property benefits from a wide range of amenities on the doorstep, highly regarded local schools, and excellent commuter links including easy access to the M1 and M62 motorways. Wakefield's train stations also provide convenient connections for those looking to travel further afield.

This impressive home has been thoughtfully extended to both the side and rear, creating a versatile and spacious layout throughout. The current owners have also installed solar panels to both the front and rear elevations, which are accompanied by solar storage batteries to further enhance the property's energy efficiency and long-term running costs.

Internally, the property boasts four generous double bedrooms, two of which benefit from modern en-suite facilities, making it perfectly suited to family living. The ground floor offers an abundance of space, with flexible living areas to suit a variety of needs, including office space.

A key feature is the integral garage, which connects to a utility and downstairs w/c. This space presents excellent potential for conversion into a self-contained annex or home office, in line with the current owners' original plans.

Externally, the property is ideally positioned at the head of a quiet cul-de-sac, offering both privacy and a safe family environment. There are gardens to the front and rear, with

the rear garden further benefiting from a delightful summer house—perfect for relaxing, entertaining, or use as a hobby space—along with a driveway providing off-street parking.

Offering space, versatility, and future potential in a prime location, this outstanding home truly has everything to offer. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## Entrance Hall

**2.48 x 2.87 (8'2" x 9'5")**

Access to dining room and kitchen diner. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front.

## Kitchen Diner

**4.05 x 4.27 (13'3" x 14')**

Range of high and low level kitchen base units with integrated extractor hood. One and half bowl sink with drainer and chrome tap. Access to living room. UPVC access door leading to the rear of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.



## Living Room

**5.32 x 3.33 (17'5" x 10'11")**

Feature fire with hearth and surround. Access to office. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front exterior.



## Office

**2.90 x 3.41 (9'6" x 11'2")**

Access to utility room. UPVC double glazed French doors leading out to the rear of the property. Wood effect flooring. UPVC double glazed window to the rear.



## Utility Room

**2.19 x 2.65 (7'2" x 8'8")**

Access to the garage and WC. Kitchen base units with option to reconnect plumbing for washing machine and one and half bowl sink with drainer and chrome tap. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed window to the rear.



### WC

**2.19 x 0.97 (7'2" x 3'2")**

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. UPVC double glazed frosted window to the rear.

### Garage

**6.14 x 3.86 (20'2" x 12'8")**

Accessed via the utility room or the roller doors.

### Landing

**0.99 x 5.16 (3'3" x 16'11")**

Access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

### Bedroom One

**5.76 x 3.64 (18'11" x 11'11")**

Wardrobes / storage cupboards. Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevation.



### En Suite

**2.78 x 3.65 (9'1" x 11'12")**

White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome tap and shower attachment. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.



### Bedroom Two

**2.98 x 3.41 (9'9" x 11'2")**

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



### En Suite

**2.94 x 1.52 (9'8" x 4'12")**

White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled effect flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the rear aspect.



### Bedroom Three

**4.22 x 3.33 (13'10" x 10'11")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front aspect.



### Bedroom Four

**3.55 x 3.21 (11'8" x 10'6")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front aspect.



### Bathroom

**1.68 x 2.36 (5'6" x 7'9")**

White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the rear aspect.

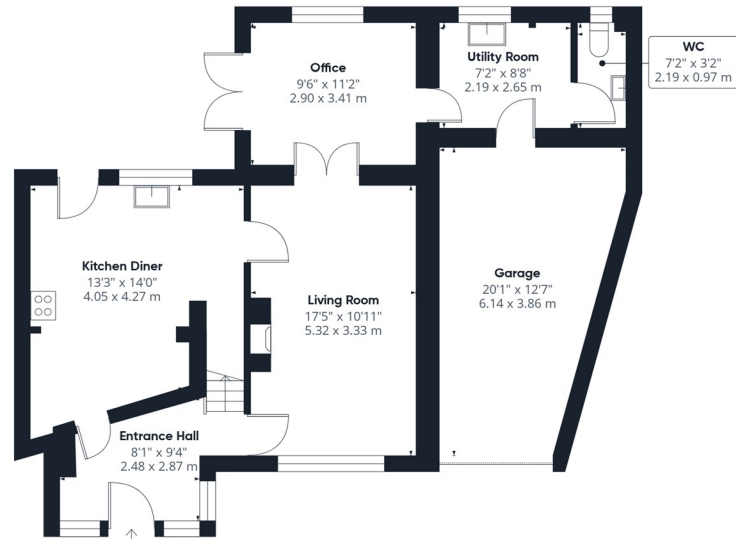


### Exterior

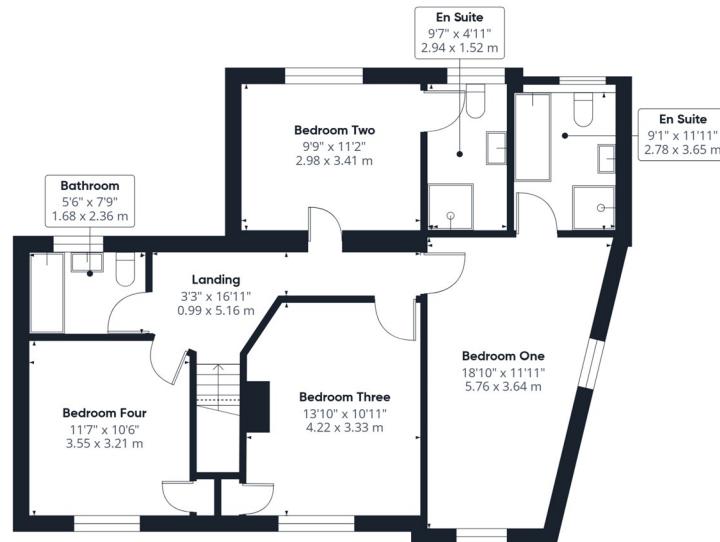
The property is approached via a generous driveway providing ample off-street parking and leading to an integral garage. A paved pathway with steps guides you to the front entrance, which is set beneath a covered porch, adding both practicality and curb appeal.

To the rear, the property enjoys a well-proportioned enclosed garden, predominantly laid to lawn, offering an ideal space for families, entertaining, or relaxing outdoors. The garden is enhanced by established trees and greenery, creating a pleasant and peaceful outdoor setting.





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

1678 ft<sup>2</sup>  
155.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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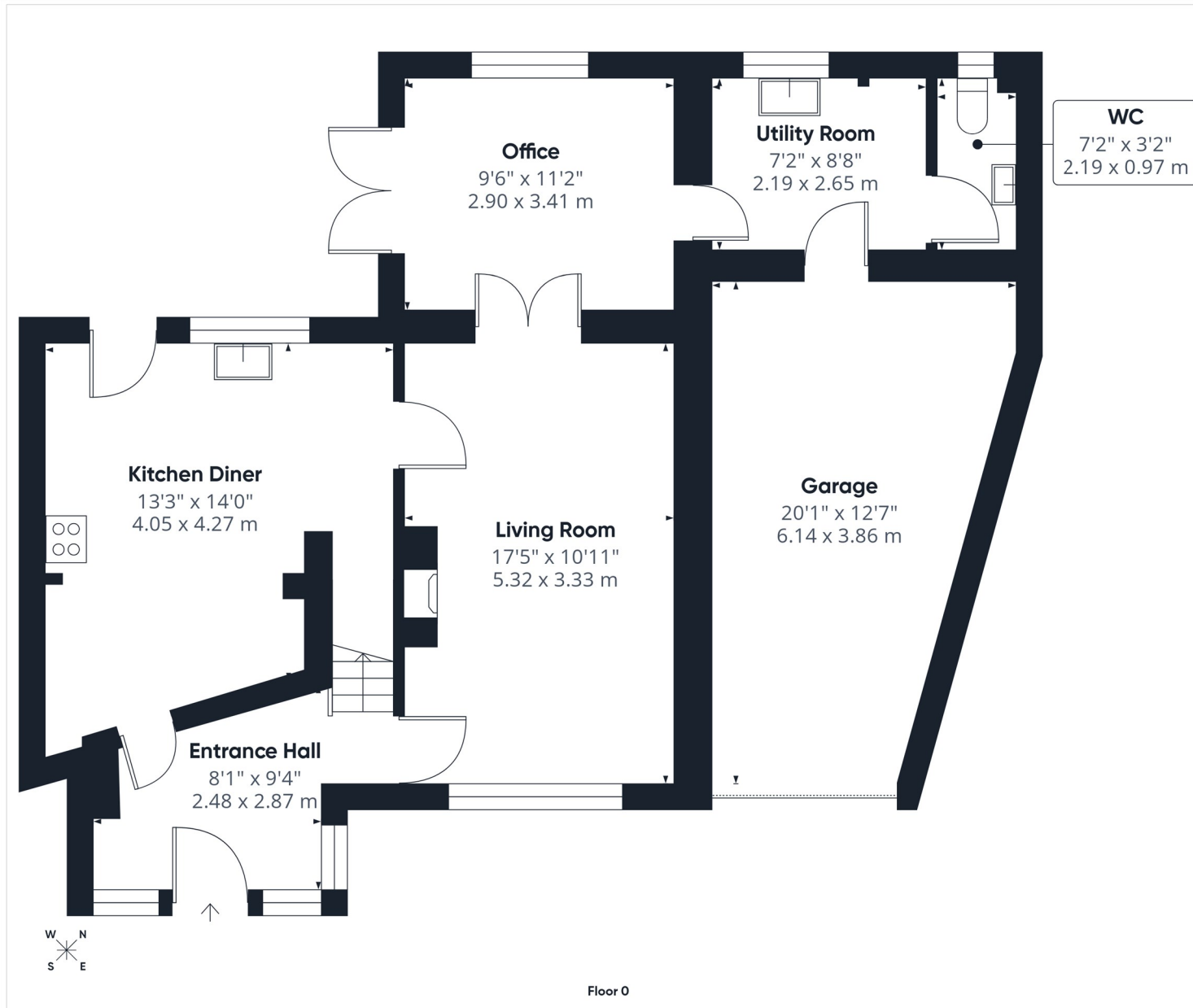
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Approximate total area<sup>(1)</sup>  
872 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
How energy efficient is your property?				How environmentally friendly is your CO <sub>2</sub> emissions?			
100-100%		A		100-100%		A	
90-100%		B		90-100%		B	
80-90%		C		80-90%		C	
70-80%		D		70-80%		D	
60-70%		E		60-70%		E	
50-60%		F		50-60%		F	
40-50%		G		40-50%		G	
All energy efficient - higher scoring points				All environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

