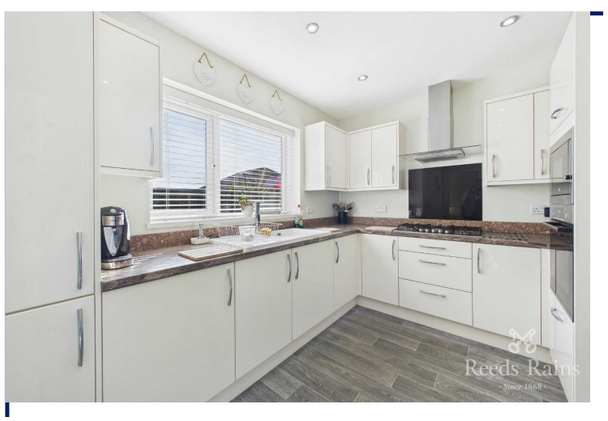




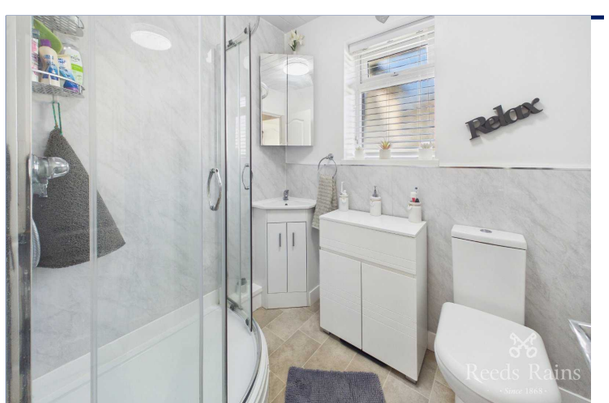












Hall Park Avenue, Crofton,
Wakefield, West Yorkshire, WF4

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

Hall Park Avenue, Crofton, Wakefield, West Yorkshire, WF4

Asking Price: £270,000 Freehold

Council Tax Band: B
EPC Rating: C

Extended 2-bedroom semi-detached bungalow in a serene residential area. Featuring a spacious layout, low maintenance gardens, patio, and off-street parking. Ideal for a small family or couple seeking a peaceful retreat. Schedule a viewing today!

Entrance Porch
Front entrance porch with gas central heating radiator and composite entrance door.

Inner Hall
Carpeted hall with gas central heating radiator and loft access.

Lounge
17'10" x 10'9" (5.44m x 3.28m)
Front reception room with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Dining Room
7'11" x 8'7" (2.41m x 2.62m)
Reception area with vinyl floor, gas central heating radiator and uPVC double glazed window to the side elevation.

Kitchen
8'7" x 11'11" (2.62m x 3.63m)
Fitted kitchen comprising of wall and base units with sink/drainer and complementary worktops. With integrated appliances such as oven, microwave, five stove gas hob and cooker hood over. This room has a uPVC double glazed entrance door to the rear elevation and an entrance door through to the rear porch.

Rear Entrance Porch
This rear porch come utility has worktop space and wall units with plumbing for a washing machine. There is a uPVC double glazed window to the front elevation and a rear entrance door.

Bedroom One
21'4" x 9' (6.5m x 2.74m)
Double bedroom with fitted wardrobes, carpeted floor, gas central heating radiator, dressing area and uPVC double glazed window to the rear elevation.

Bedroom Two
7'10" x 8'10" (2.4m x 2.7m)
Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bathroom
6'1" x 5'8" (1.85m x 1.73m)
This suite briefly comprises of; corner shower cubicle, wash hand basin with vanity units, low level WC, heated towel radiator and uPVC double glazed frosted window.

External
This home has a smartly paved front garden offering off street parking for multiple vehicles. To the rear is an enclosed low maintenance garden area with paved and decked areas. There is also a spacious outhouse/workshop in the rear garden.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

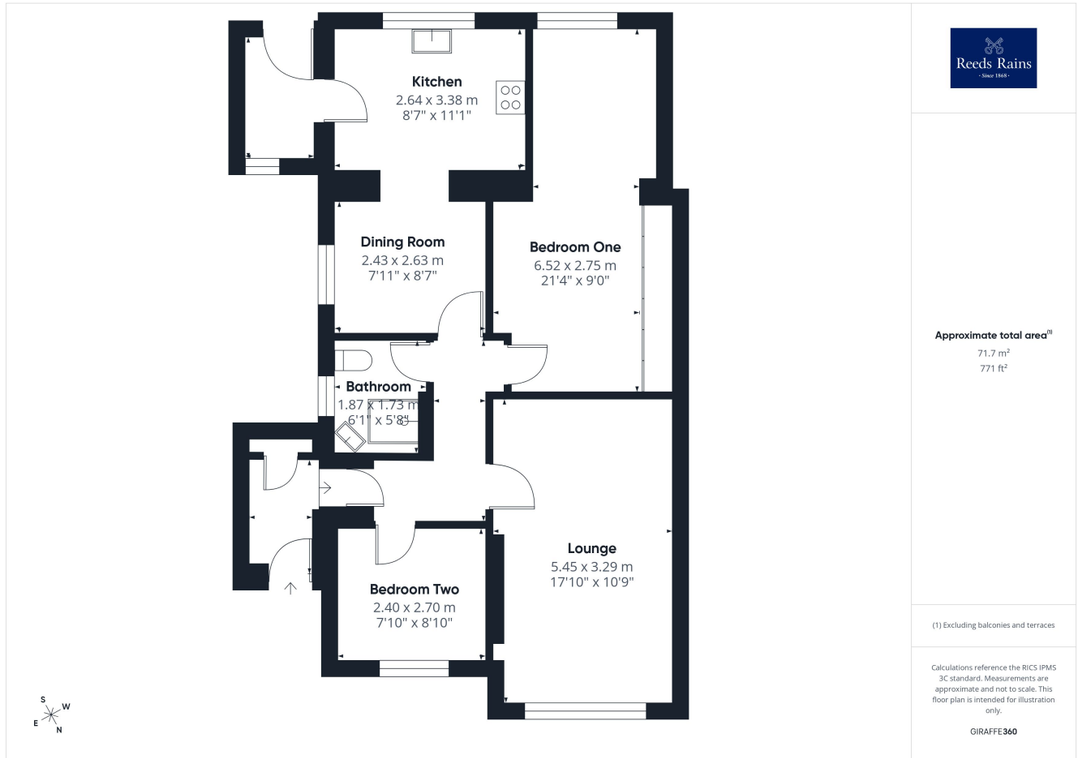
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk