Richard Kendall Estate Agent

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264 Doncaster Road, Crofton, Wakefield, WF4 1SD

For Sale Freehold £269,950

A fantastic opportunity to purchase this three bedroom semi detached home enjoying open aspect views over the rural countryside to the rear, a modern shower room, pleasant lawned garden, new carpets to two bedrooms, partial redecoration and a newly resurfaced driveway.

The property briefly comprises of the entrance hall, living room, sitting/dining room and kitchen. The first floor landing leads to three bedrooms and modern house shower room/w.c. Outside to the front is a block paved driveway providing off road parking leading down the side of the property to the single detached garage. The driveway continues to the rear a paved patio area, perfect for al fresco dining with a pleasant lawned garden, surrounded by privet hedges and solid brick built wall with timber gate accessing the field behind.

The property is ideally located for all local shops and amenities, whilst being a short drive away from Wakefield city centre for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

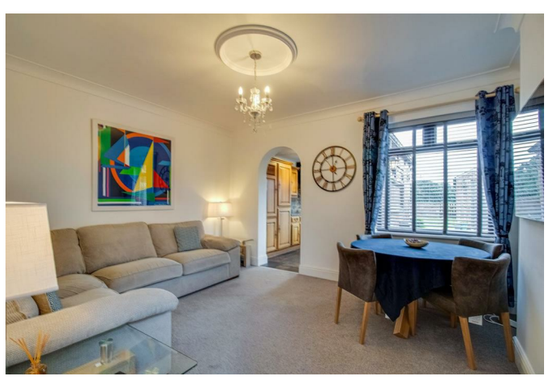
ENTRANCE HALL
7'5" x 11'8" (min) x 14'2" (max) (2.28m x 3.58m (min) x 4.32m (max))
UPVC side entrance door with windows to either side with UPVC sunlights above, two central heating radiators, ceiling rose, coving to the ceiling, staircase to the first floor landing and doors to the understairs storage cupboard, sitting/dining room and living room.



LIVING ROOM
11'10" x 14'2" (3.63m x 4.33m)
Ceiling rose, coving to the ceiling, gas fire with cast iron detailing on a marble hearth with decorative wooden surround, UPVC double glazed walk in bay window overlooking the front aspect and central heating radiator.



SITTING/DINING ROOM
12'0" x 14'2" (3.66m x 4.33m)
Contemporary dark grey radiator, UPVC double glazed window overlooking the rear aspect, feature archway providing access into the kitchen, coving to the ceiling and ceiling rose.



KITCHEN
16'3" x 8'0" (4.97m x 2.44m)
Range of wall and base units with laminate work surface over and tiled splash back above. Sink and drainer with chrome swan neck, Range cooker with four ring gas hob, griddle pit and electric warmer with twin ovens and cooker hood over. Breakfast bar, integrated fridge/freezer, integrated washing machine and integrated dryer. Loft access, downlights built into the wall cupboards, fully tiled floor, central heating radiator, UPVC double glazed windows to the rear and side with side door.

FIRST FLOOR LANDING
Loft access and doors to the three bedrooms and modern fitted house shower room.

BEDROOM ONE
8'7" x 11'1" (2.63m x 3.38m)
Three fitted double wardrobes with storage cupboards above, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
9'1" (min) x 12'0" (max) x 8'2" (2.78m (min) x 3.66m (max) x 2.51m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.

BEDROOM THREE
6'2" x 7'6" (1.90m x 2.29m)
UPVC double glazed window overlooking the side elevation, coving to the ceiling and central heating radiator.



SHOWER ROOM/W.C.
5'9" x 11'11" (1.77m x 3.65m)
Three piece suite comprising walk in shower cubicle with mixer shower and glass shower screen, wall hung wash basin with vanity drawers, LED mirror and chrome mixer tap and low flush w.c. Partially tiled walls, fully porcelain tiled floor, large chrome ladder style radiator, extractor fan, inset spotlights to the ceiling, sensor light and UPVC double glazed frosted windows to the side and rear.



OUTSIDE
To the front of the property is an L-shaped block paved driveway providing ample off road parking with an attractive front garden with planted borders. The driveway continues down the side of the property and double timber gates leading to a single detached garage with manual up and over door and leads to a patio area to the rear with pleasant lawned garden, privet hedge and solid brick built wall with timber gate accessing the field behind.



COUNCIL TAX BAND
The council tax band for this property is B.

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.