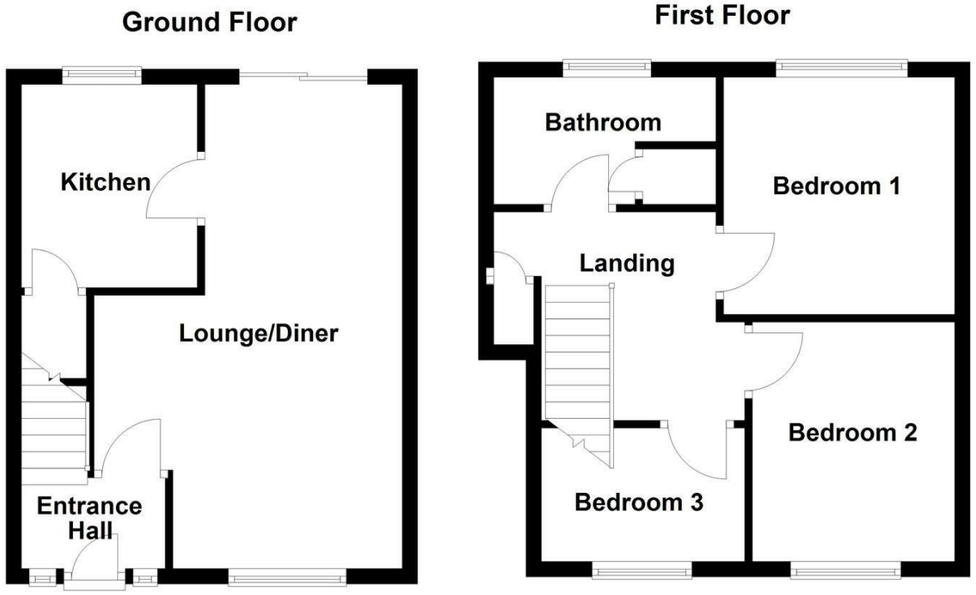
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

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NORMANTON
01924 899 870

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3 Smithy Close, Crofton, Wakefield, WF4 1NQ

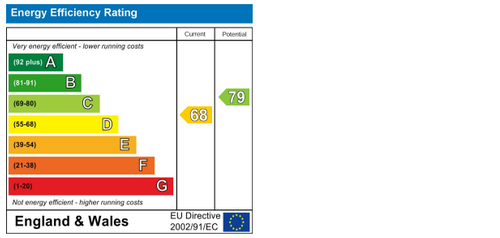
For Sale Freehold £170,000

Deceptive from the front is this spacious three bedroom mid terrace, benefitting from two garages located close by and offering well proportioned accommodation throughout. The property also benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, lounge diner and fitted kitchen to the ground floor. To the first floor, the landing provides access to three bedrooms and the main house bathroom. Externally, there is a garden to the front with planted shrub borders and a ginnel to the side providing access to the rear garden. The rear garden is mainly laid to lawn and incorporates a stone flagged patio area, ideal for outdoor seating.

Situated in a popular part of Crofton, the property is well placed for local amenities including shops and schools, with regular bus routes nearby.

An ideal home for first time buyers, couples, families or those looking to downsize. 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.

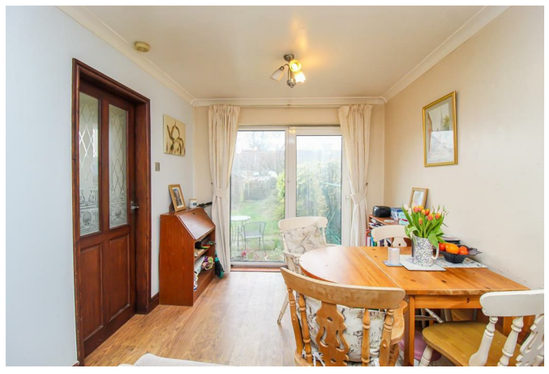
CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
A double glazed front entrance door leads into the entrance hall with side window, radiator, laminate flooring and staircase to the first floor. Door through to the lounge diner.

LOUNGE/DINER
13'4" (max) x 8'7" (min) x 20'2" (4.07m (max) x 2.62m (min) x 6.17)
Double glazed window to the front, double glazed sliding patio doors to the rear, laminate flooring, feature fire with stone back and tiled hearth with mantle, radiator and coving to the ceiling. Door through to the kitchen.



KITCHEN
7'6" x 8'4" (2.29m x 2.55m)
Fitted with a range of units with work surfaces over incorporating stainless steel sink and drainer with mixer tap, space for cooker, space for fridge and freezer, tiled splashbacks, radiator, double glazed window to the rear and door to useful storage area with frosted side window.



FIRST FLOOR LANDING
Provides access to three bedrooms, the bathroom and an airing cupboard.

BEDROOM ONE
10'6" x 9'11" (3.22m x 3.04m)
Radiator, laminate flooring, coving to the ceiling and double glazed window to the rear.



BEDROOM TWO
9'11" x 9'2" (3.04m x 2.81m)
Laminate flooring and double glazed window to the front.



BEDROOM THREE
8'10" x 6'9" (2.71m x 2.07m)
Radiator, coving to the ceiling and double glazed window to the front.



BATHROOM/W.C.
Fitted with a panelled bath with electric shower over, pedestal wash basin and low flush WC, part tiled walls, frosted double glazed window to the rear and door to airing cupboard.



OUTSIDE
Externally to the front there are planted trees and shrubs with a pathway to the entrance and a shared access ginnel. To the rear is a lawned garden with planted borders, an apple tree, a pear tree and a stone flagged patio area. There is also a block of garages close by, two of which belong to the property.





WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The rear garden is particularly well positioned to capture the sun, making it a warm and inviting sun trap during the warmer months."

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.