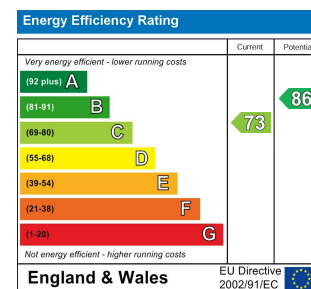




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



73 Ashdene Avenue, Crofton, Wakefield, WF4 1LY

For Sale Freehold £240,000

Occupying a fantastic plot is this superbly presented three bedroom semi detached property benefitting from driveway parking, detached garage and enclosed rear garden.

The property briefly comprises of the entrance hall, open plan living/dining room, kitchen and conservatory extension. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there are lawned gardens to the front and rear with rear patio seating area and further decked seating area. There is driveway parking to the side and detached garage, currently used for storage.

Situated in Crofton, the property is ideally located for all local shops and amenities. Main bus routes run to and from Wakefield city centre and the motorway network is only a short drive away, perfect for those looking to commute further afield.

Done to a high standard and ready to move into, a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

71" x 2'9" [2.18m x 0.85m]

UPVC entrance door, UPVC double glazed windows to the front and side elevation and wood framed door leading into the hallway.

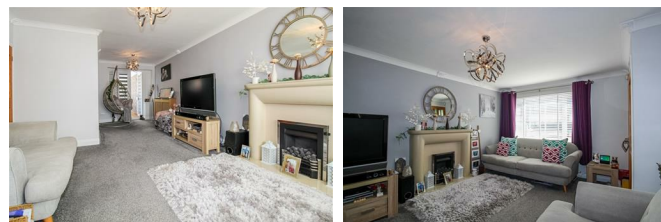
HALLWAY

Central heating radiator, double doors leading through to the living/dining room and stairs to the first floor landing.

LIVING/DINING ROOM

23'8" x 11'10" [7.23m x 3.61m]

UPVC double glazed window to the front elevation, two central heating radiators and feature gas fireplace with surround. Archway into the kitchen and double UPVC doors leading to the conservatory



KITCHEN

71" x 8'8" [2.17m x 2.66m]

UPVC double glazed window to the rear, fitted kitchen

with an array of wall and base units with black laminate work tops, integrated five ring hob, integrated oven with stainless steel splash back and cooker hood. Space for a washing machine, integrated fridge/freezer, stainless steel sink and drainer unit with mixer tap and tiled splash back.

CONSERVATORY

15'9" x 8'7" [4.81m x 2.62m]

UPVC double doors to the rear garden with UPVC double glazed windows to the rear and side elevation. Wood effect flooring.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms and family bathroom. Loft hatch

for loft access to the insulated loft which is used for storage.

BEDROOM ONE

12'4" x 8'8" [3.78m x 2.65m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

11'2" x 8'8" [3.41m x 2.65m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'4" x 6'2" [2.26m x 1.89m]

UPVC double glazed window to the front elevation and central heating radiator. Currently used as a walk in wardrobe.

BATHROOM/W.C.

6'11" x 5'9" [2.13m x 1.77m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising modern shower unit with hand held shower over the bath suite and glass shower screen, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled.



OUTSIDE

To the front of the property there is a lawned garden with driveway parking leading down the side of the property. To the rear is an Indian stone flagged patio seating area, corner decked seating area and lawn with bush and shrubbery border to one side. There is space for a storage shed and side access to the driveway and detached garage with side entrance door. There is a rear gate which leads out to the surrounding countryside.



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.