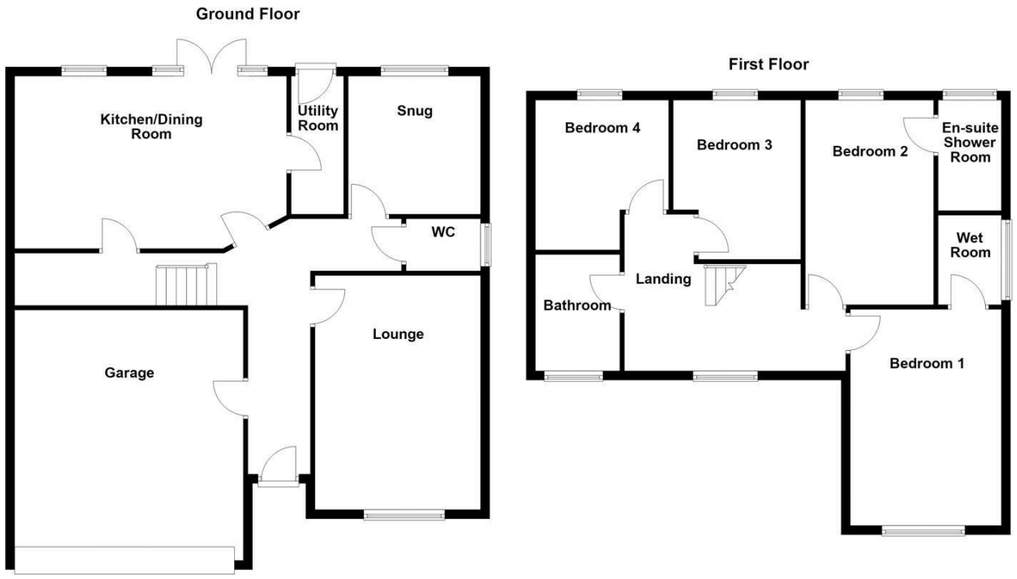


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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



5 Manor Gardens,, Crofton, Wakefield, WF4 1RJ

For Sale Freehold £475,000

Occupying a cul-de-sac position in a pleasant semi-rural setting is this superbly presented four bedroom detached family home, offering spacious accommodation together with driveway parking, an integral double garage, solar panels and an air source heat pump.

The accommodation briefly comprises an entrance hall, spacious living room, impressive kitchen diner with adjoining utility room, versatile snug/home office and downstairs W.C. To the first floor are four well proportioned bedrooms and the family bathroom. The two principal bedrooms both benefit from their own en suite facilities, while fitted wardrobes provide useful storage. Externally, to the front is a low maintenance lawned garden and tarmacadam driveway providing ample off road parking and access to the integral double garage. To the rear is an enclosed garden with a flagged patio seating area and low maintenance lawn, providing an ideal setting for outdoor dining and entertaining.

The property is ideally located for local shops, amenities and schools, while also being well placed for access to the surrounding countryside.

Finished to an excellent standard throughout and ready to move into, this impressive family home truly deserves an internal inspection. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Front entrance door leading into the hallway. Access to the integral garage, living room, downstairs W.C., kitchen diner and snug.

LIVING ROOM
16'10" x 11'9" (5.15m x 3.60m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Carpeted flooring, skirting boards and feature fireplace with decorative surround.



SNUG/HOME OFFICE
9'7" x 6'7" (2.93m x 2.03m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Carpeted flooring and skirting boards. Currently utilised as a home office.



KITCHEN DINER
19'7" x 12'5" (5.99m x 3.80m)
UPVC double glazed window overlooking the rear elevation together with UPVC double glazed French doors with glazed side panels opening onto the rear garden. Fitted with a modern range of wall and base units with work surfaces over, providing generous storage.
Integrated oven, integrated microwave and six ring gas hob with stainless steel splashback and extractor hood above. Inset sink unit with boiling and cold water tap. Central heating radiator, spotlights to the ceiling and useful built-in storage cupboard. Access through to the utility room.

UTILITY ROOM
26'4" x 3'9" (8.03m x 1.15m)
Rear access door providing access to the garden. Fitted with a range of base units and one wall unit with work surfaces over, incorporating an inset sink with mixer tap. Space and plumbing for a washing machine and tumble dryer.



DOWNSTAIRS W.C.
Frosted window overlooking the side elevation. Fitted with a two piece suite comprising wash basin with mixer tap and low flush W.C. Central heating radiator, spotlights to the ceiling and partial wall tiling.

FIRST FLOOR LANIDNG
Integral double garage with up and over door to the front, power and lighting. Currently utilised for storage and as a games room, whilst offering potential parking for two vehicles.

BEDROOM FOUR
10'9" x 9'7" (3.30m x 2.93m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Carpeted flooring and skirting boards.

BEDROOM THREE
11'9" x 9'2" (3.59m x 2.81m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Carpeted flooring and skirting boards.

BEDROOM TWO
14'2" x 9'2" (4.32m x 2.80m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Carpeted flooring, skirting boards and fitted wardrobes to one side. Door providing access into the en suite shower room.



BEDROOM TWO EN SUITE SHOWER ROOM
7'10" x 4'6" (2.40m x 1.38m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising corner shower enclosure with wall mounted shower, wash basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator, fully tiled shower enclosure, partial wall tiling and spotlights to the ceiling.



BEDROOM ONE
15'6" x 11'10" (4.74m x 3.63m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Carpeted flooring, skirting boards and fitted wardrobes to one side. Door providing access into the en suite wet room.



BEDROOM ONE EN SUITE WET ROOM
6'6" x 4'6" (1.99m x 1.38m)
Frosted UPVC double glazed window overlooking the side elevation. Walk-in shower area with thermostatic shower and separate handheld shower attachment. Wash basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator, full tiling within the shower area, partial wall tiling and spotlights to the ceiling.



FAMILY BATHROOM
8'3" x 6'0" (2.54m x 1.85m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower over and glazed shower screen, wash basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator, tiled bath and shower area, partial wall tiling and spotlights to the ceiling.

OUTSIDE
To the front is a low maintenance lawned garden together with a tarmacadam driveway providing off road parking for two to three vehicles. The driveway also provides access to the integral double garage. To the rear is an enclosed garden with flagged patio seating area and low maintenance lawn. Space is also available for external garden storage.



INETGRAL GARAGE
18'4" x 16'6" (5.59m x 5.03m)
Integral double garage with up and over door to the front, power and lighting. Currently utilised for storage and as a games room, whilst offering potential parking for two vehicles.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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

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.