

OUTSIDE

To the front of the property there is a block paved driveway providing ample off street parking leading to a single garage detached garage with up and over door. Indian stone paved pathways lead by both sides of the property to the rear garden. The rear garden has a paved patio area, perfect for entertaining and dining purposes, a attractive lawn and timber panelled surround fences making the garden endosed.



DIRECTIONS

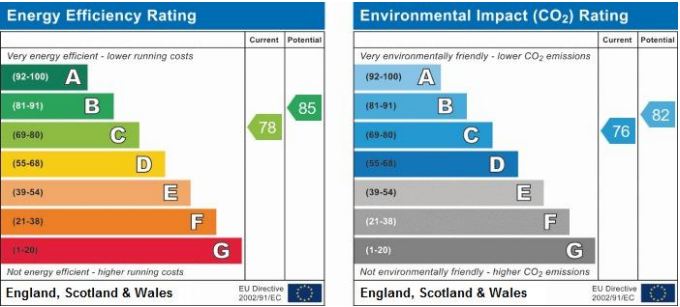
Leave the centre of Wakefield via Doncaster Road, after approximately four miles turn right onto B6378, at the roundabout take the second exit onto Harrison Road, continue onto High Street, turn right onto Hare Park View, continue onto Benwood View and the property can be found on the right hand side indicated by our forsale board.

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 five local offices.



LAYOUT 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.



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week. Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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3 Benwood View, Crofton, Wakefield, WF4 1NP
For Sale Freehold £325,000 NEW PRICE

Located on this modern and attractive development is this recently completed five bedroom detached family home, with a block paved driveway providing ample off street parking with a separate single garage. Carpets are included throughout.

The accommodation comprises of entrance hall, downstairs w.c, modern fitted kitchen, separate utility room, dining room with bay window to the front and archway leading into the spacious open plan living room with French doors to the rear garden. A staircase from the entrance hall leads to the first floor landing which provides access to four double bedrooms, bedroom two with en suite, in addition to the modern four piece house bathroom. A further door leads to the stairs to the master bedroom and four piece ensuite bathroom on the second floor. To the front of the property there is a block paved driveway providing ample off street parking leading to a single garage detached garage with up and over door. Indian stone paved pathways lead by both sides of the property to the rear garden. The rear garden has a paved patio area, perfect for entertaining and dining purposes, a attractive lawn and timber panelled surround fences making the garden endosed.

Situated within this popular residential development within Crofton, with local amenities and public transport nearby.

Only a full internal inspection will reveal all that is on offer at this quality home, all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK

OTHER INFORMATION

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. In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home





ACCOMMODATION
ENTRANCE HALL

Composite side entrance door leading into the entrance hallway. Two double glazed frosted windows to the side, central heating radiator and doors leading to the downstairs w.c, modern fitted kitchen and spacious living room.

LIVING ROOM

11' 5" x 25' 0" (3.50m x 7.64m)

Two central heating radiators, UPVC double glazed French doors leading to the rear garden, T.V. point, UPVC double glazed window to the rear, UPVC double glazed window to the side and a archway through to the separate dining room.

DINING ROOM

15' 7" x 8' 7" (4.77m x 2.62m)

UPVC double glazed walk-in bay window to the front, two UPVC double glazed windows to the side, T.V. point, central heating radiator and under stairs storage cupboard. Door through to the kitchen.



KITCHEN

9' 11" x 12' 1" (3.04m x 3.70m)

Inset spotlights to the ceiling, central heating radiator and UPVC double glazed window to the front. The kitchen is fitted with a range of newly installed wall and base units with solid wooden work surface over, tiled splash back stainless steel sink and drainer, integrated dishwasher, space for a tall fridge/freezer and an integrated oven and grill with four ring gas hob and cooker hood above. Door through to the utility room.



UTILITY ROOM

5' 5" x 4' 10" (1.67m x 1.48m)

Base units with solid wooden work surface and tiled splash back, plumbing and drainage for an automatic washing machine, space for dryer, UPVC double glazed window to the side and composite front entrance door.

DOWNSTAIRS W.C.

Low flush w.c. and ceramic wash basin built into high gloss vanity units with tiled splash back. Central heating radiator and UPVC double glazed frosted window to the side.

FIRST FLOOR LANDING

Central heating radiator and doors leading to four bedrooms and the house bathroom/w.c. A further door leads to the staircase to the master suite on the second floor.

BEDROOM TWO

14' 2" x 12' 4" (4.32m x 3.76m) max

UPVC double glazed window to the front, central heating radiator, T.V. point and door through to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

6' 4" x 5' 10" (1.95m x 1.80m)

Brand new three piece suite comprising, wall mounted ceramic wash basin with tiled splash back, low flush w.c. and endosed corner shower cubide with the rmostatic shower with rain shower head and separate shower attachment. Shaver socket point, UPVC double glazed frosted window to the side elevation, chrome ladder style radiator, extractor fan and part tiled walls.



BEDROOM THREE

8' 3" x 10' 5" (2.52m x 3.19m) plus walk-in area

UPVC double glazed window to the front, T.V. point and central heating radiator.

BEDROOM FOUR

9' 9" x 11' 7" (2.98m x 3.54m)

UPVC double glazed window to the rear with open aspect views, central heating radiator and T.V. point.

BEDROOM FIVE

8' 2" x 9' 6" (2.49m x 2.92m)

UPVC double glazed window to the rear with open aspect views, central heating radiator and T.V. point.

HOUSE BATHROOM/W.C.

A superb house bathroom with a UPVC double glazed window to the side elevation. Fitted with a quality suite endosed corner shower cubide with the mostatic shower with rain shower head and separate shower attachment. Bath with pillar mixer tap, wall hung wash basin and a low flush w.c. Part tiled walls and a chrome heated towel radiator.



SECOND FLOOR

MASTER BEDROOM

20' 1" x 16' 3" (6.13m x 4.96m)

UPVC double glazed circular bay window to the rear on the staircase. Further UPVC double glazed circular bay window to the rear, five double glazed wooden Velux windows, two central heating radiators, T.V. point, eaves storage cupboards and door through to the en suite bathroom/w.c.



EN SUITE BATHROOM/W.C.

7' 1" x 16' 3" (2.17m x 4.96m)

Brand new four piece suite comprising low flush w.c, ceramic wall mounted wash basin with tiled splash back, freestanding roll top bath with pillar mixer tap, with shower attachment and a large walk-in shower compartment with the mostatic shower with rain head and separate shower attachment. Shaver socket point, chrome ladder style radiator, extractor fan, loft access, wooden double glazed Velux window to the side and further circular UPVC double glazed window to the front elevation.

