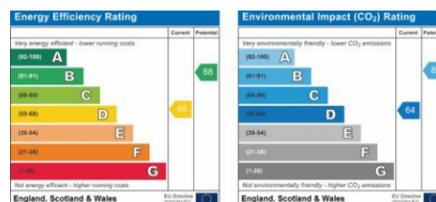




Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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OTHER INFORMATION

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



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

7 White Court, Crofton, Wakefield, WF4 1TB

For Sale Freehold Offers Over £155,000

Enjoying a tucked away position in this modern development is this well presented and attractive three bedroom detached family home boasting UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, downstairs w.c., lounge, modern fitted kitchen diner and conservatory, a staircase leads to the first floor landing to three bedrooms and superb house bathroom/w.c. Outside, there are attractive lawned gardens to the front and rear with a driveway to the front providing off road parking and leading to a detached brick built garage with up and over door.

The property is well placed to local amenities including shops and schools, there are local bus routes nearby travelling to and from Wakefield.

A superb family home which truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.

OPEN 7 DAYS A WEEK



ACCOMMODATION
ENTRANCE HALLWAY

Composite entrance door to entrance hallway, UPVC double glazed window to the side, radiator, wood laminate flooring, door to downstairs w.c.

DOWNSTAIRS W.C.

Wash basin over vanity unit with tiled splash back and low flush w.c. UPVC double glazed frosted window to the front, radiator and wood laminate floor.

LOUNGE

14'6" x 15'9" (4.43m x 4.81m)

Stairs to the first floor landing, two radiators, electric fire within modern surround, UPVC double glazed window to the front, door leading into kitchen diner.



KITCHEN DINER

14'6" x 9'0" (4.42m x 2.76m)

A range of quality fitted modern wall and base units with wood effect laminate work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill, Whirlpool four ring gas hob with stainless steel back and extractor above, integrated slimline dishwasher, integrated fridge and freezer, laminate floor, door to understairs storage, radiator, UPVC double glazed window to the rear, drawers, double glazed UPVC French doors into the conservatory.



CONSERVATORY

9'9" x 9'0" (2.99m x 2.76m)

UPVC double glazed construction fitted with integrated blinds on a modular base with French doors to the side. Wall mounted electric heater and laminate floor.



FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side, doors to three bedrooms and house bathroom/w.c.

HOUSE BATHROOM/W.C.

5'6" x 6'1" (1.70m x 1.87m)

Modern fitted three piece suite comprising white concealed low flush w.c., panelled bath with mixer shower over, wash basin over vanity unit, heated chrome towel radiator, part tiled walls and fully tiled floor. Shaver socket point, UPVC double glazed frosted window to the rear.



MASTER BEDROOM

8'5" x 13'4" (2.59m x 4.08m)

UPVC double glazed window to the front, radiator and wardrobes (the vendors have advised us they are included within the sale).



BEDROOM TWO

8'6" x 10'8" (2.60m x 3.27m)

UPVC double glazed window to the rear, radiator.



BEDROOM THREE

5'9" x 10'3" (1.76m x 3.13m) max

Door to the airing cupboard, UPVC double glazed window to the front, radiator.

OUTSIDE

To the rear there is an enclosed pleasant lawned garden with plants and shrubs incorporating flagged patio area, further attractive lawned garden to the front and a block paved garden area providing off street parking. Tarmacadam driveway leading to detached brick built garage with up and over door.



DIRECTIONS

Leave the centre of Wakefield via Kirkgate and continue onto Doncaster Road for approximately three miles before turning right onto B6378, at the roundabout take the second exit onto Harrison Road, continue onto High Street, at the roundabout take the first exit onto High Street, turn left onto Manorfields Court, turn right onto Manorfields Avenue, at the roundabout take the first exit onto Priory Ridge and turn right onto White Court.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

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.

PLEASE NOTE

This is a Harron Home Part Exchange Property, which is subject to a £250 deposit upon reservation. Terms & Conditions apply.