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## 5 Weeland Road, Crofton, Wakefield, WF4 1LS

For Sale Freehold    £130,000

A spacious semi detached house, which is perfect for the investor or first time buyer wishing to put their own stamp on their first home and gain access onto the property market.

The accommodation comprises entrance hall, lounge, kitchen and separate dining room. A staircase leads to the first floor landing to three bedrooms, house bathroom and separate w.c. Outside, to the front there is a lawned area, double gated entrance onto a concrete driveway providing ample off road parking and leads to the single garage with up and over door. The rear garden has a pleasant lawn with timber panelled fence surrounds.

Situated within this popular residential development within Crofton, local amenities and public transport is available and is only 3 1/2 miles from Wakefield city centre and approximately four miles to Junction 39 of the M1 motorway. All in all, this is a pleasant property that does require a certain amount of modernisation and an internal inspection is strongly recommended at your earliest convenience to avoid disappointment.

**OPEN 7 DAYS A WEEK**

## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with frosted glass patterned insert with UPVC double glazed window to the side and front. Coving to the ceiling, central heating radiator, staircase leading to the first floor landing, doors to the kitchen, separate dining room and lounge.

### LOUNGE

11'1" x 12'0" (3.38m x 3.66m)

Walk in UPVC double glazed bay window to the front, coving to the ceiling, two wall light points, Living flame effect gas fire on a marble hearth and marble interior with wooden decorative surround.

### SEPARATE DINING ROOM

10'2" x 13'3" (3.11m x 4.05m)

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, living flame effect gas fire on a marble hearth with matching marble interior and wooden decorative surround.

### KITCHEN

9'6" max x 6'10" (2.90m x 2.09m)

UPVC double glazed window to the rear, wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with mixer tap, plumbing and drainage for an automatic washing machine, space for freestanding oven and grill, fully tiled walls, UPVC double glazed side entrance door, central heating radiator and door to storage cupboard with UPVC double glazed frosted window and fixed shelves.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed frosted window to the side elevation, doors leading to the bedrooms and house bathroom. Coving to the ceiling and a central heating radiator.

### BEDROOM ONE

12'6" x 9'10" (3.83m x 3.02m)

Two built in double wardrobes with sliding doors, walk in UPVC double glazed bay window to the front elevation and central heating radiator.

### BEDROOM TWO

9'11" x 12'0" (3.04m x 3.66m)

UPVC double glazed window to the rear elevation, central heating radiator.

### BEDROOM THREE

7'7" x 7'6" (2.32m x 2.31m)

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

### HOUSE BATHROOM

5'8" x 7'4" (1.75m x 2.24m)

Two piece suite comprising panelled bath with mixer tap and electric shower over and pedestal wash basin with mixer tap. Two built in storage cupboards housing Valiant EcoTech Pro combination condensing boiler. Central heating radiator and further central heating radiator within the cupboard. Fully tiled walls, UPVC double glazed frosted window to the rear elevation.

### SEPARATE W.C.

Fully tiled walls, low flush w.c., UPVC double glazed frosted window to the side elevation.

### OUTSIDE

To the front of the property there is a double gated entrance, lawn and concrete driveway, which leads by the side of the property to the single detached garage with up and over door. The rear garden has a pleasant lawned garden and concrete pathway. Timber panelled fence surrounds.

### EPC RATING

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

### LAYOUT PLANS

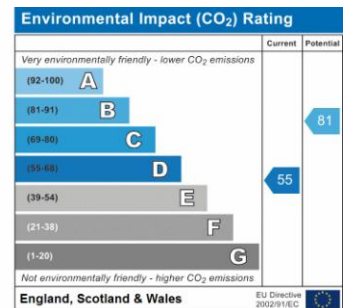
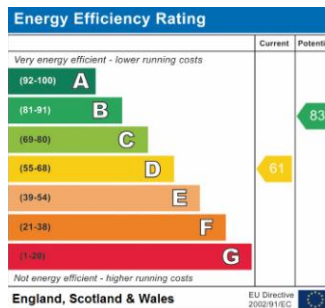
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.

### DIRECTIONS

Leave Wakefield centre along A638 Doncaster Road and follow the road along into Crofton for approximately three miles before turning left onto Weeland Road where the property can be found on your right hand side indicated by our for sale board.



## 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 Homes and Property 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