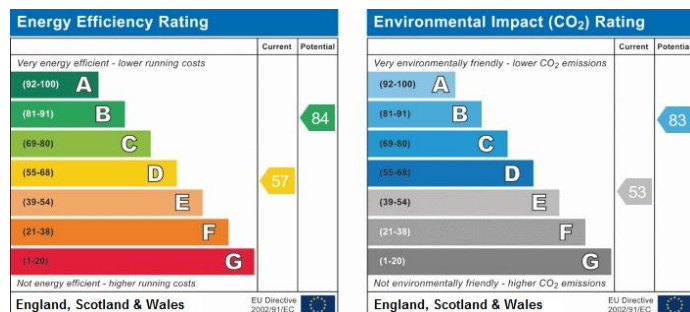


## VIEWINGS

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.



Wakefield  
01924 291294

Pontefract  
01977 798844

Horbury  
01924 260022

Ossett  
01924 266555

Normanton  
01924 899870



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

For Sale Freehold £140,000

This traditional semi detached house enjoys a tucked away position, with ample off street parking, UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hall, living room with bay window to the front, kitchen with walk-in pantry and separate dining room which overlooks the rear garden. To the first floor there are three bedrooms and the house bathroom/w.c. Outside to the front of the property is a low maintenance pebbled garden. A patterned concrete driveway provides off street parking leading to a single detached garage with up and over door. To the rear of the property there is a paved patio area and lawned garden.

Situated within with popular residential development within Crofton, local amenities and public transport is available nearby. The property is just over three miles to Wakefield and approximately four miles to junction 39 of the M1 motorway, ideal for the commuter wishing to work or travel further afield.

Available with immediate vacant possession and has no chain involved, an early viewing comes recommended.

## 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

OPEN 7 DAYS A WEEK



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase to the first floor landing with under stairs storage cupboard, UPVC double glazed frosted window to the side, ceiling rose, coving to the ceiling and doors leading to the living room, dining room and kitchen.

### LIVING ROOM

*11' 3" x 10' 11" (3.44m x 3.34m)*

UPVC double glazed walk-in bay window to the front, central heating radiator, coving to the ceiling, ceiling rose and an original gas fire on a tiled hearth with decorative surround.

### DINING ROOM

*10' 3" x 13' 4" (3.14m x 4.07m)*

Coving to the ceiling, large UPVC double glazed window, central heating radiator, T.V. point and an electric fire on a marble hearth with matching interior and wooden decorative surround.



### KITCHEN

*9' 6" x 6' 11" (2.90m x 2.11m) max*

A range of wall and base units with laminate work surface over, tiled splash back, 1 1/2 sink and drainer, space for a free standing oven and grill, space for a dishwasher, space for a fridge/freezer, central heating radiator, fully tiled walls, extractor fan, UPVC double glazed window to the rear and UPVC double glazed side entrance door. Door to a walk-in pantry with fixed shelving and UPVC double glazed frosted window to the side.



### FIRST FLOOR LANDING

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

### BEDROOM ONE

*9' 10" x 12' 0" (3.01m x 3.66m)*

Coving to the ceiling, central heating radiator, UPVC double glazed walk-in bay window to the front and fitted wardrobes.



### BEDROOM TWO

*9' 10" x 12' 5" (3.02m x 3.79m)*

Central heating radiator, UPVC double glazed window to the rear and fitted wardrobes.

### BEDROOM THREE

*7' 6" x 7' 5" (2.30m x 2.27m)*

Central heating radiator, UPVC double glazed window to the front and fixed shelving.

### HOUSE BATHROOM

*5' 8" x 7' 3" (1.73m x 2.23m)*

Panelled bath with shower attachment, pedestal wash basin, fully tiled walls, UPVC double glazed frosted window to the rear elevation, central heating radiator and storage cupboards.

### SEPARATE W.C.

Low flush w.c, part tiled walls, UPVC double glazed frosted window to the side elevation and coving to the ceiling.

### OUTSIDE

To the front of the property there is a low maintenance pebbled garden with privet hedges. There is a patterned concrete driveway providing off street parking leading to a single detached garage with windows to the side and rear. Whilst to the rear of the property there is paved patio area, attractive lawn and raised planted beds.



### DIRECTIONS

Leave Wakefield via Doncaster Road and continue for just under four miles before bearing right to stay on Doncaster Road, turn right onto Weeland Road and the property can be found on the left hand side indicated by our for sale board.