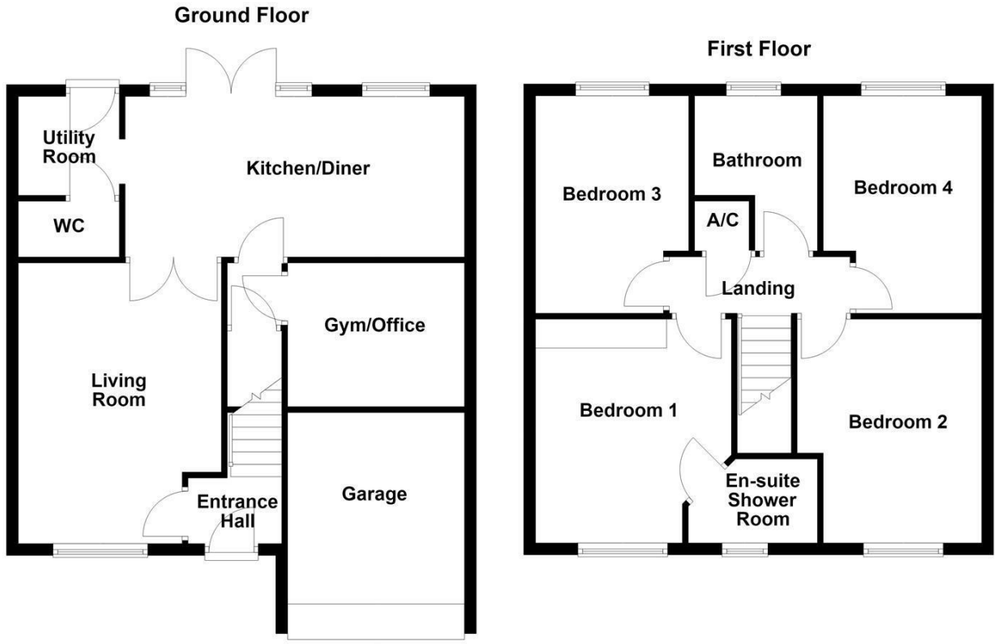
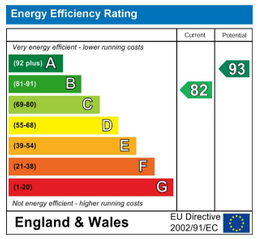


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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59 Bedford Farm Court Crofton, WF4 1AN

For Sale Freehold £365,000

Situated within this popular modern development is this superbly presented four bedroom detached family home, offering spacious and versatile accommodation together with ample off road parking, an integral garage and an impressive landscaped rear garden.

The accommodation briefly comprises an entrance hall leading into the well proportioned living room, which in turn opens through into the spacious kitchen diner. The kitchen diner is fitted with a modern range of high gloss units and integrated appliances, with French doors providing direct access onto the rear garden. A useful utility room and downstairs W.C. complete the principal ground floor accommodation, while an inner hallway also provides access to a versatile gym/home office formed from part of the original garage. To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and its own en suite shower room. The remaining bedrooms are served by the main house bathroom, while the landing also provides access to an airing cupboard and partially boarded loft with built-in ladder. Externally, the property benefits from a substantial block paved driveway providing ample off road parking and access to the integral garage. The rear garden has been thoughtfully landscaped to provide a range of seating and entertaining areas, including a generous paved patio, timber decked terrace and lawned garden with planted borders. There is also a covered pergola currently used to house a hot tub together with a useful timber summer house.

The property is ideally suited to growing families and professional buyers looking for generous modern accommodation with excellent outdoor space and versatile reception rooms.

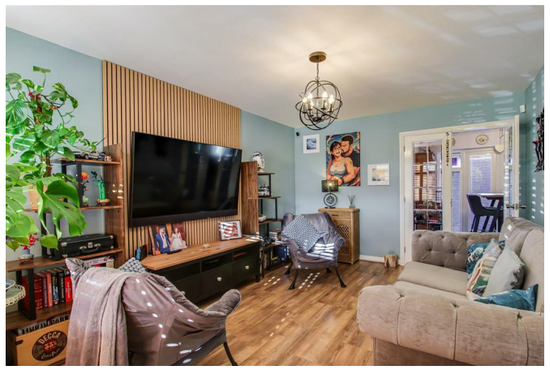
Only a full internal inspection will truly reveal the space, presentation and flexibility this impressive family home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
15'7" x 11'0" (4.77m x 3.37m)
UPVC double glazed window overlooking the front elevation with timber shutters. Laminate flooring, central heating radiator and feature timber slatted wall behind the television area. Double timber doors provide access into the kitchen diner.



KITCHEN DINER
18'9" x 8'11" (5.74m x 2.74m)
Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Space for a large freestanding fridge freezer and integrated dishwasher. UPVC double glazed window overlooking the rear garden with built-in blind. UPVC double glazed French doors with matching glazed side panels, all incorporating built-in blinds, provide access onto the rear garden. Central heating radiator, inset spotlights and kickspace heater. Feature archway leading into the utility room and timber door providing access to the inner hallway.

UTILITY ROOM
5'8" x 5'7" (1.74m x 1.71m)
Space and plumbing for a washing machine together with additional appliance space beneath the work surface. Laminate flooring, central heating radiator and composite door providing access to the rear garden. Timber door leading into the downstairs W.C.

DOWNSTAIRS W.C.
5'8" x 2'11" (1.74m x 0.91m)
Fitted with a two piece suite comprising low flush W.C. and wall mounted wash basin with mixer tap. Part tiled walls, wall mounted extractor fan, laminate flooring and contemporary dark grey radiator.

INNER HALLWAY
Two timber doors provide access to useful understairs storage. Further door leading into the gym/home office.

GYM/HOME OFFICE
9'8" x 7'9" (2.97m x 2.38m)
Forming part of the converted garage and providing a versatile space suitable for use as a home office, gym or hobby room. Laminate flooring and two wall lights. Wall mounted Ideal boiler housed within the room.



FIRST FLOOR LANDING
Laminate flooring and contemporary dark grey radiator. Loft access with built-in ladder and partial boarding. Six doors provide access to four bedrooms, the house bathroom and airing cupboard.

BEDROOM ONE
12'11" x 11'0" (3.94m x 3.36m)
UPVC double glazed window overlooking the front elevation. Laminate flooring and central heating radiator. Fitted double wardrobe with mirrored sliding doors. Programmable thermostat providing zoned heating control. Timber door leading into the en suite shower room.



EN SUITE SHOWER ROOM
6'11" x 4'11" (2.11m x 1.51m)
Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and enclosed shower cubicle with bi-folding glazed door and mixer shower. Fully tiled walls within the shower enclosure with half tiled walls to the remainder. Dark grey ladder style heated towel radiator, inset spotlights and wall mounted extractor fan. Frosted UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
12'10" x 10'4" (3.93m x 3.16m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and laminate flooring.



BEDROOM THREE
12'0" x 8'8" (3.67m x 2.66m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and laminate flooring.



BEDROOM FOUR
12'0" x 8'9" (3.66m x 2.67m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.

HOUSE BATHROOM
8'7" x 6'9" (2.64 x 2.07)
Fitted with a three piece suite comprising pedestal wash basin with mixer tap, low flush W.C. and panelled bath with mixer tap, separate mixer shower over and glazed shower screen. Half tiled walls with full height tiling around the bath. Inset spotlights, wall mounted extractor fan and dark grey ladder style heated towel radiator. Frosted UPVC double glazed window overlooking the rear elevation.

INETGRAL GARAGE
11'5" x 11'3" (3.48m x 3.43m)
Manual up and over door with power and lighting.

OUTSIDE
To the front is a substantial block paved driveway providing ample off road parking for several vehicles and leading to the integral garage. A covered entrance porch with tiled roof and UPVC clad ceiling sits above the front entrance door. Three wall mounted exterior lights are positioned across the front of the property. A paved pathway with low maintenance pebbled edging leads through a timber gate to the side, with additional exterior lighting. To the rear is a large paved patio area with solid railway sleeper edged planted borders, providing an ideal space for outdoor dining and entertaining. Steps with railway sleeper edging lead up to a further timber decked seating area and an attractive lawn with planted border. A timber pergola, enclosed to three sides with frosted glazed panels to two sides, currently provides space for a hot tub and benefits from an external double power socket. Further features include an outside water point, external power socket and several wall mounted exterior lights. The garden is enclosed by timber panel fencing.



SUMMER HOUSE
6'5" x 6'3" (1.96m x 1.93m)
Timber summer house with double entrance doors and glazed windows to two sides. Laminate flooring, power and two wall mounted chrome up and down lights.

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

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.