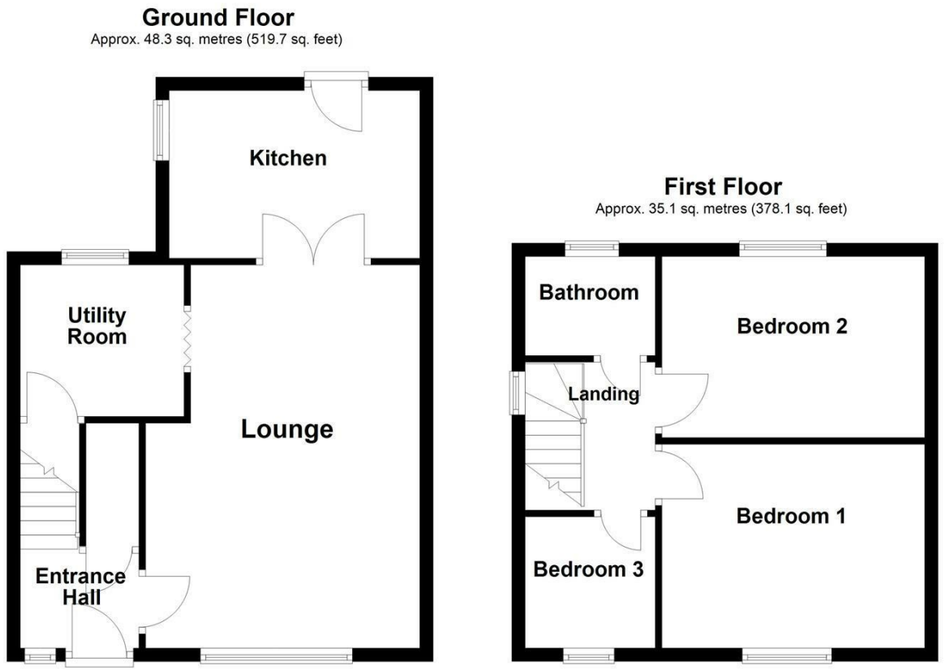
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



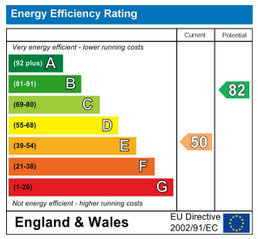
Total area: approx. 83.4 sq. metres (897.8 sq. feet)

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.



12 Santingley Lane, New Crofton, Wakefield, WF4 1LF

For Sale Freehold £189,950

This spacious and extended three bedroom semi detached home offers an excellent opportunity for first time buyers, couples or growing families looking to gain access to the property market.

The accommodation briefly comprises an entrance hall, living room, utility room and fitted kitchen to the ground floor. To the first floor, there are three bedrooms, two of which are doubles, along with the house bathroom. Externally, the property benefits from a low maintenance block paved front garden providing off road parking. Shared side access between neighbouring properties leads through to the rear garden, which incorporates a lawned section, block paved patio area and a detached concrete sectional garage with swing doors.

The property is situated in the popular village of Crofton and is well placed for a range of local amenities including shops, schools and bus routes, together with nearby countryside walks.

Only a full internal inspection will fully reveal the potential this home has to offer and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door leading into the entrance hall, with radiator, UPVC double glazed window to the front and door leading to a useful storage cupboard. Staircase leading to the first floor landing.

LOUNGE
12'9" max x 10'4" min x 18'11" (3.91m max x 3.16m min x 5.78m)
Coving to the ceiling, central heating radiator, electric fire with marble back and hearth and wooden surround, UPVC double glazed window to the front elevation and UPVC double glazed French doors leading through into the kitchen. Folding door leading into the utility room.

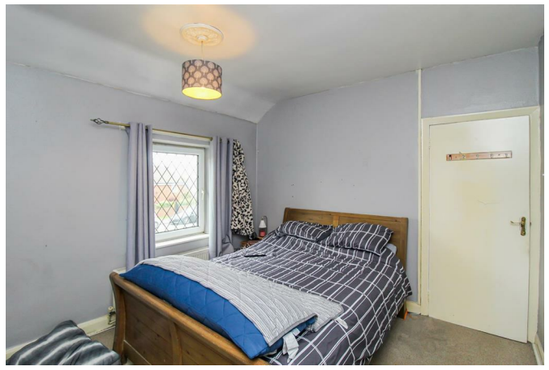
UTILITY ROOM
9'0" x 7'7" (2.75m x 2.32m)
Range of wall and base units with work surfaces over, space for a fridge freezer, boiler housed within, understairs storage cupboard, radiator and UPVC double glazed window to the rear elevation.

KITCHEN
12'4" x 8'0" (3.78m x 2.46m)
Range of wall and base units with work surfaces over incorporating stainless steel sink and drainer. Space for a cooker, washing machine and tumble dryer. Radiator, tiled effect flooring, tiled splashbacks, UPVC double glazed window to the side elevation and UPVC rear entrance door leading out to the garden.



FIRST FLOOR LANDING
Loft access, UPVC double glazed window to the side elevation and doors leading to three bedrooms and the house bathroom.

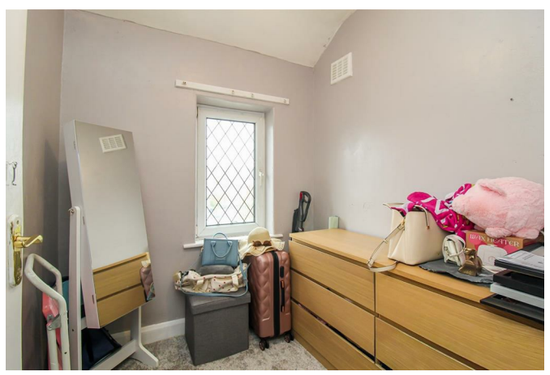
BEDROOM ONE
10'5" x 12'10" (3.20m x 3.92m)
Central heating radiator and UPVC double glazed window to the front elevation.



BEDROOM TWO
12'11" x 8'2" (3.94m x 2.51m)
UPVC double glazed window to the rear elevation, central heating radiator and built in cupboard.



BEDROOM THREE
6'8" x 6'7" (2.04m x 2.03m)
UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C.
5'2" x 6'5" (1.6m x 1.97m)
Fitted with a low flush W.C., pedestal wash basin and panel bath with shower over. Radiator, tiled effect flooring and frosted UPVC double glazed window to the rear elevation.



OUTSIDE
To the front of the property is a block paved garden providing off street parking. Shared access runs down the side of the property leading to the rear garden. The rear garden is mainly laid to lawn and incorporates a paved patio seating area together with a detached concrete sectional garage with swing doors.



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

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.