

## Kendal Drive, Wakefield, WF4

**£270,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 5

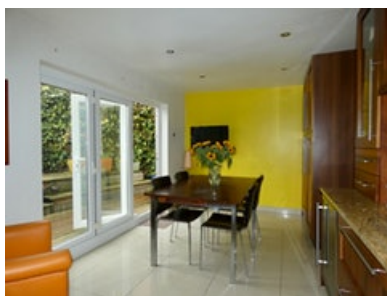
HouseSimple is pleased to present this property in Wakefield.

## Key features:

- Ideal Family Home
- Five Bedrooms
- Large Enclosed Garden
- Driveway with Double Garage
- Countryside Views
- Located On The Outskirts Of Crofton Village
- Chain Free
- Close to amenities

## Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band C (£1383.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



**\*\* GUIDE PRICE £270,000 - £275,000 \*\***

*Stunning Five Bed Detached House located on the outskirts of the village of Crofton in Wakefield and offered CHAIN FREE. The property offers modern living, Ideal for families. The property comprises: Five bedrooms (two of which are currently being used as home offices), en suite with shower, family bathroom with bath, large living room, downstairs toilet, kitchen with open plan dining area, private rear garden/decking area, front garden with unique rockery & double garage with a private driveway, close to local amenities & a short drive to Wakefield town, Heath Common & the village of Crofton. Ideal family home, viewing highly recommended.*

### Entrance Hall

Entering the property through to the hallway, double radiator & double glazed window.

### Living Room

## Living Room

Well presented large Living Room with power points, TV point, large double radiator, double glazed window with fireplace & patio doors leading to the garden.

## Toilet

Single wash basin, toilet with door.

## Kitchen

Modern Kitchen with built in oven & induction hob, built in appliances, kick board heaters, power points, double glazed window, open plan to the dining area with patio doors leading to the decking area & internal door to the double garage.

## Dining Room

Open plan leading from the kitchen, double radiator, power points & patio doors leading to the rear garden/decking area.

## Master Bedroom

Master Double Bedroom, built in wardrobes/storage, double glazed window, double radiator, power points & TV point.

## En Suite

En Suite with shower, toilet, wash basin with under storage & heated towel rail.

## Family Bathroom

Bath with shower unit, toilet, wash basin, heated towel rail & double glazed frosted window.

## Bedroom Two

Double bedroom, double glazed window, sink, power points, TV point & double radiator.

## Bedroom Three

Double bedroom, double glazed window, power points & double radiator.

## Bedroom Four

single bedroom, double glazed window, power points & double radiator.

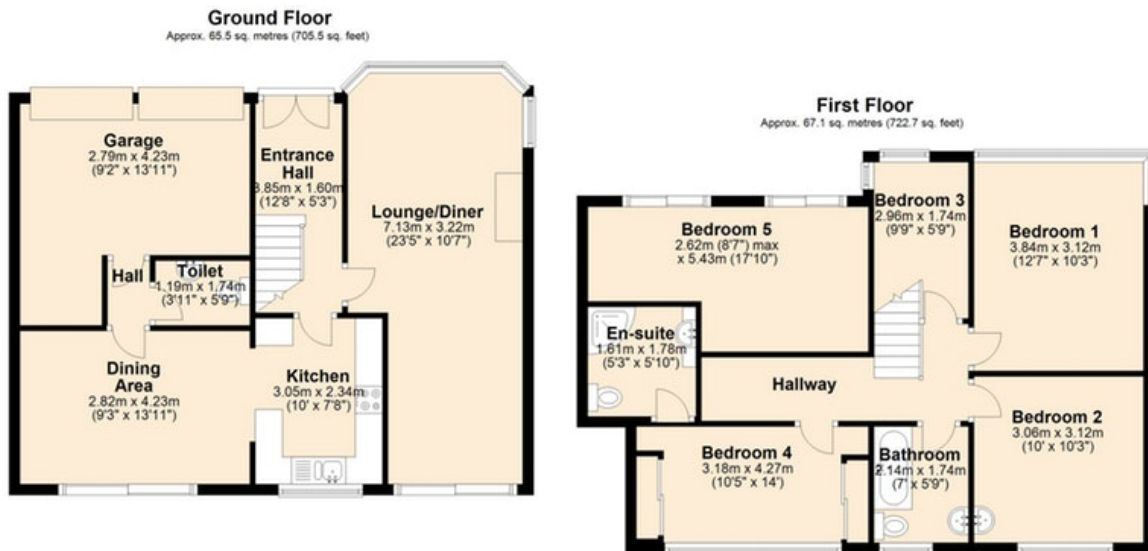
## Bedroom Five/Reception Room

Double Bedroom, power points, double radiator, double patio doors & balcony with views across the countryside.

## Outside

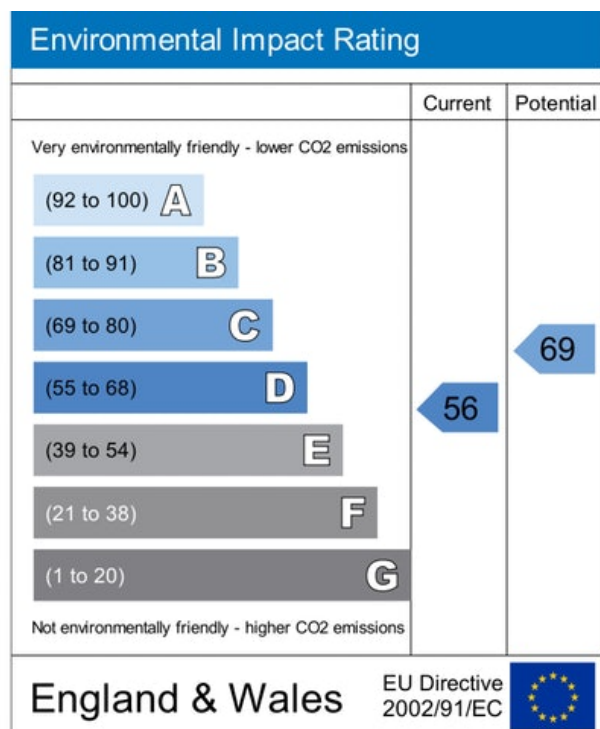
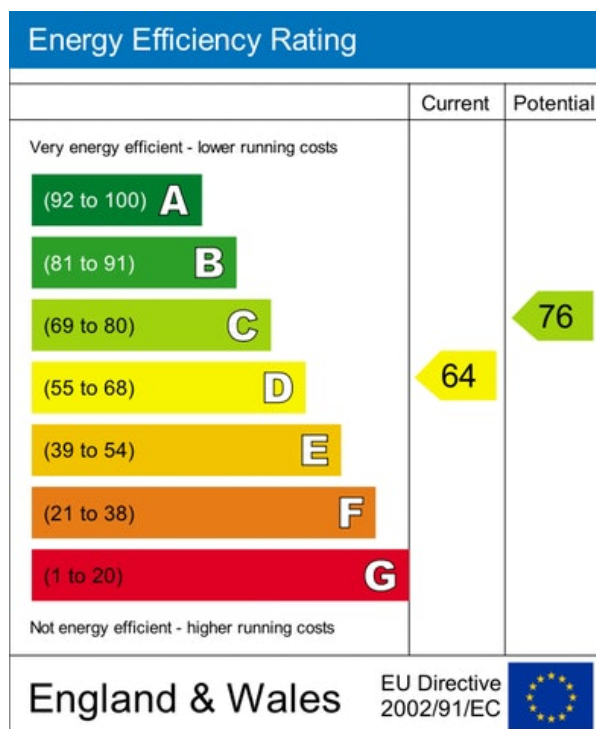
Large well presented enclosed rear garden, decking area, front garden, unique rockery & private driveway with double garage.

## Floor plan:



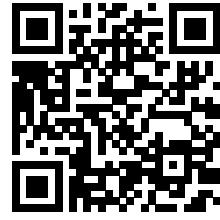
Total area: approx. 132.7 sq. metres (1428.2 sq. feet)

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code