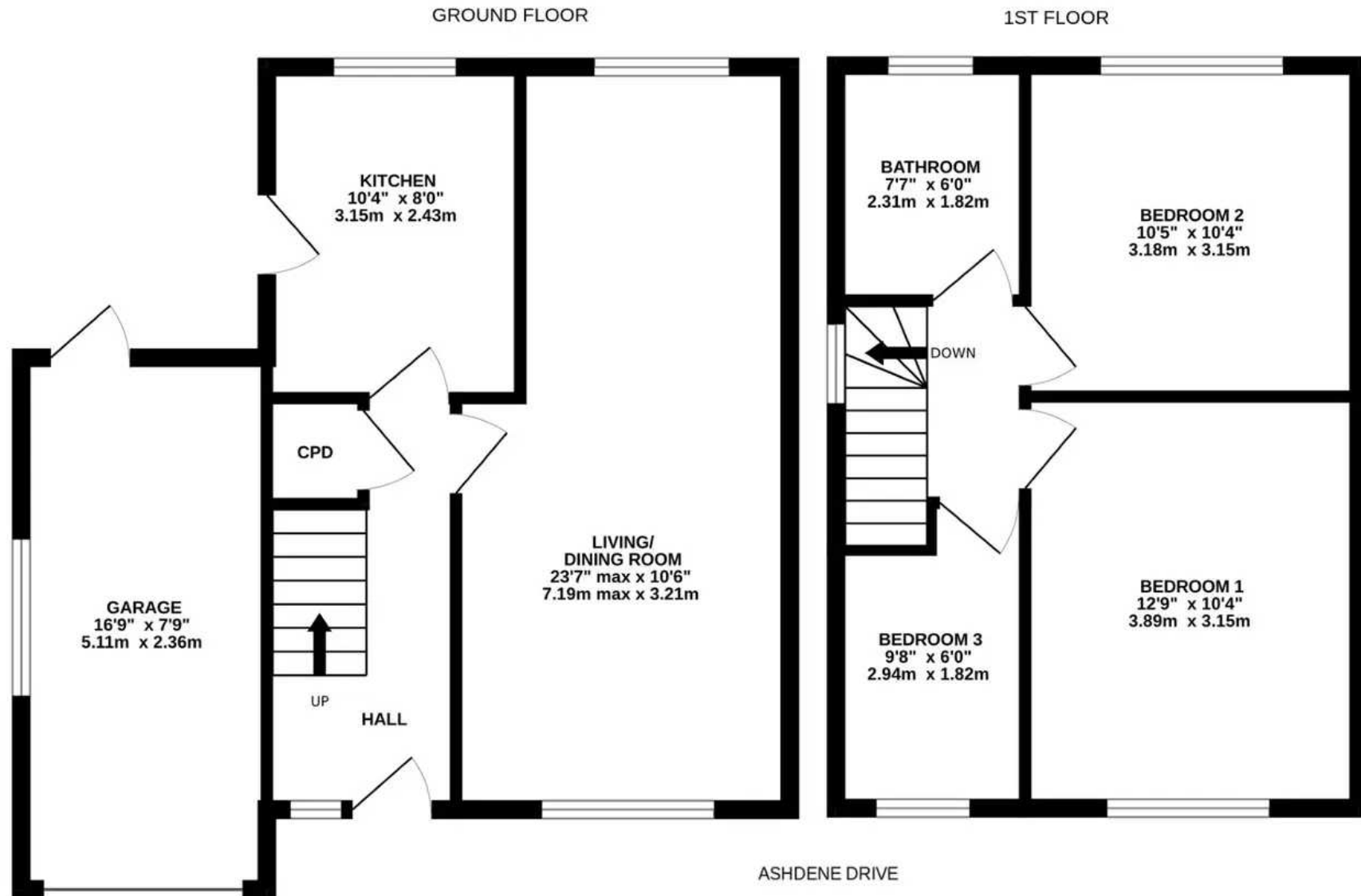




Ashdene Drive, Crofton

Wakefield

Offers in Region of **£270,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A DETACHED, THREE BEDROOM, FAMILY HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF CROFTON. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IN A IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND BENEFITS FROM LARGE FRONTAGE, EASY TO MAINTAIN GARDEN AT THE REAR, A DRIVEWAY AND ATTACHED GARAGE.

The property accommodation briefly comprises of entrance hall, open plan living/dining room and kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally to the front there is a driveway providing off street parking for multiple vehicles which leads to the attached single garage. The front garden is low maintenance, with gravelled areas and to the rear there is a flagged terrace with steps that lead to a lower lawn.



ENTRANCE HALL

Enter into the property through a double glazed PVC front door with obscured glazed inserts into the entrance hall. There is an adjoining double glazed window with obscured glass to the front elevation and the entrance hall features multi panel doors providing access to the open plan living dining room and kitchen. There is a ceiling light point, a radiator and a staircase rises to the first floor with a useful understairs cupboard beneath.

OPEN PLAN LIVING DINING ROOM

As the photography suggests, the open plan living dining room is a generous proportioned space which enjoys a great deal of natural light which cascades through the dual aspect double glazed windows to the front and rear elevations. There are two ceiling light points, two radiators, a serving hatch into the kitchen and the focal point of the room is the electric fireplace with an attractive tiled inset and mantle surround.





KITCHEN

The kitchen features a range of fitted wall and base units with complimentary work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring ceramic hob with integrated cooker hood over and a built in fan assisted double oven. There is integral fridge and freezer unit and a built in washing machine, the kitchen features tiling to the splash areas, inset spotlighting to the ceilings and a vertical column radiator. There is a bank of double glazed windows to the rear elevation which provide a pleasant view across the property's gardens and there is a double glazed external door with obscured glazed inserts to either side elevation and a cupboard houses the property combination boiler.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first floor landing which features a double glazed window with obscured glass to the side elevation. There are multi panel doors providing access to three bedrooms and the house bathroom and there is a ceiling light point and a loft hatch which provides access to an attic space.



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BEDROOM ONE

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double glazed windows to the front elevation which provide the room with a great deal of natural light and there is a central ceiling light point, and radiator.

BEDROOM TWO

Bedroom two again, is a light and airy double bedroom which has ample space for freestanding furniture. The room features a ceiling light point and radiator.

BEDROOM THREE

Bedroom three is a light and airy single bedroom which has space for freestanding furniture and has further storage available over the bulkhead for the stairs. There is a ceiling light point, a radiator, and a bank of double glazed windows to the front elevation.

HOUSE BATHROOM

The house bathroom features a modern white three piece suite which comprises of a panelled bath with thermostatic shower over, tiled inset and glazed shower guard, a pedestal wash hand basin with chrome mixer tap and a low level W.C with push button flush. There are tiled walls and tiled flooring, a panelled ceiling with inset spotlighting, a useful airing cupboard and a chrome ladder style radiator.



REAR EXTERNAL

Externally, to the rear the property features an enclosed rear garden which features a raised flagged terrace which is an ideal space for alfresco dining and BBQing. The rear garden is laid predominantly to lawn and features part hedged and part fenced boundaries.

FRONT EXTERNAL

Externally to the front, the property features a tarmac driveway providing off street parking for multiple vehicles. The front garden is low maintenance and gravelled which could be utilised as further off street parking should it be required. The driveway then leads to the attached garage.

ATTACHED GARAGE

The garage features a up and over door, there is lighting and power in situ, a single glazed window with obscured glass to the side elevation and a pedestrian access door to the rear elevation.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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