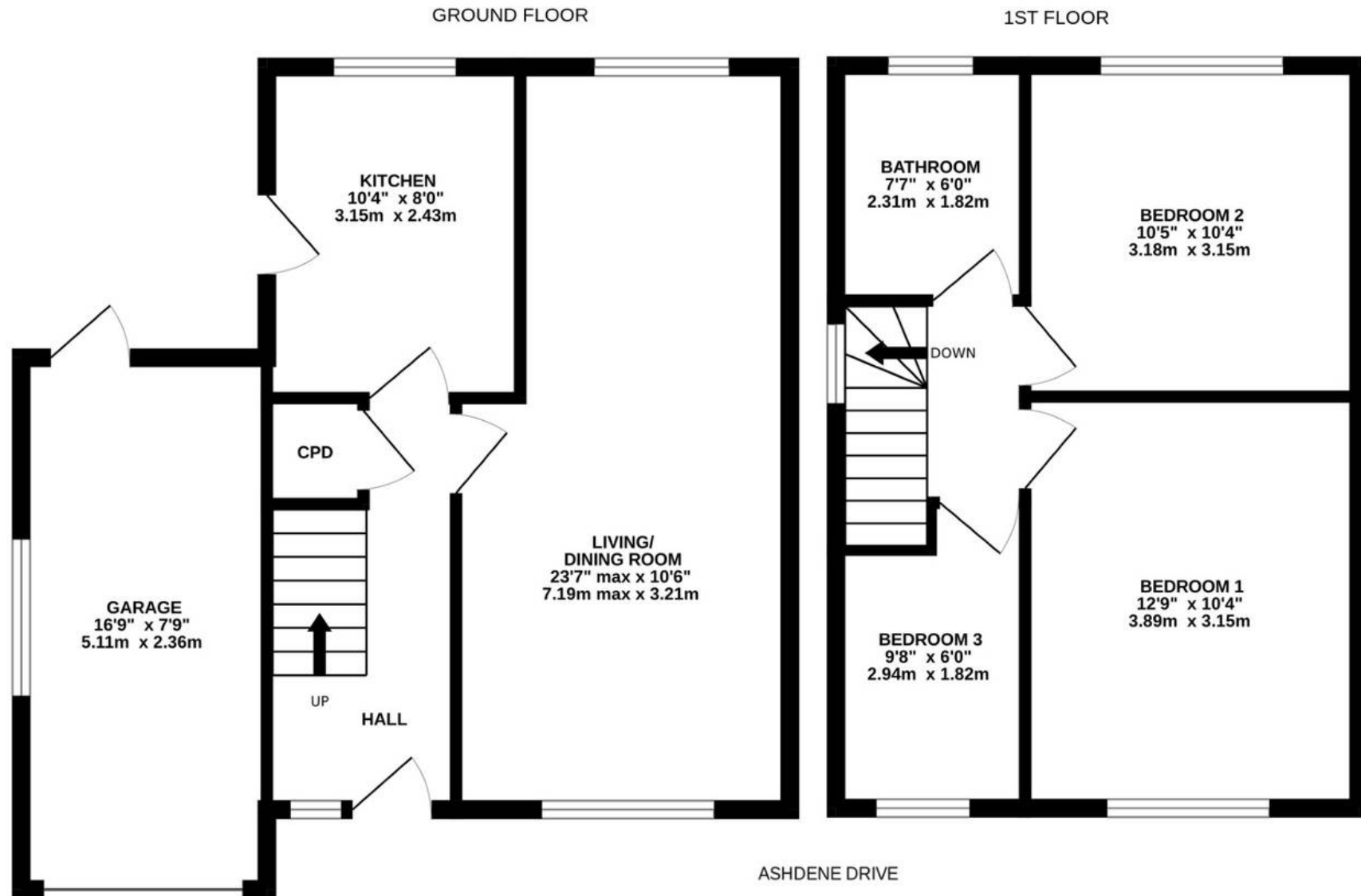




Ashdene Drive, Crofton

Wakefield

Offers in Region of **£250,000**



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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.





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 tarmacadam 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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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.

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