



Ashdene Crescent, Crofton

Asking Price: £275,000

Wakefield, West Yorkshire, WF4 1PN

Holroyd Miller have pleasure in offering for sale this extended two/three-bedroom detached bungalow occupying a pleasant and enviable village location overlooking the Church to the rear, and within easy reach of Crofton village and its excellent range of amenities. Only an internal inspection can fully reveal the well-proportioned accommodation which has gas fired central heating and PVCu double glazing and comprising entrance to good size and equipped kitchen/diner with a range of beech shaker style units, built in appliances, inner hallway leads to living room with feature fire place, hallway also leads to bedroom overlooking the rear garden, combined shower room furnished with modern white suite, two further bedrooms, snug which gives access to conservatory extension overlooking the rear garden. Outside, attractive block paved driveway leading to single car garage, to the rear, low maintenance garden with decking, raised flower beds and paved patio area being south facing. A truly delightful bungalow, ideal for those wishing to downsize and benefitting from the amenities within the village yet offering excellent links via the eastern relief road to the M1/M62 motorway network. Offered with No Chain, Viewing Essential.



Entrance to Kitchen/Diner 15'5" x 8'10" (4.7m x 2.7m). Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted double oven, gas hob with extractor hood over, plumbing for automatic washing machine, dual aspect double glazed windows and side entrance door makes this a light and airy room, double panel radiator.

Inner Hall Way
With archway leading to...

Living Room 14'5" x 10'11" (4.4m x 3.33m). Situated to the front with feature dark oak fire surround with marble inset and hearth with electric fire, double glazed window, double panel radiator.

Inner Hall Way
Provides access to bedroom.

Bedroom 11'11" x 10' (3.63m x 3.05m). Situated to the rear with double glazed window overlooking the rear garden, single panel radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Further Hall Way

With combined shower room furnished with modern white suite with pedestal wash basin, low flush w/c, walk-in shower with electric shower, tiled with chrome heated towel rail, double glazed window.

Bedroom to Rear 11'1" x 10'11" (3.38m x 3.33m).

A good size double bedroom with laminate wood flooring, double glazed window overlooking the rear garden, single panel radiator.



Bedroom Three/Study 7'1" x 8'11" (2.16m x 2.72m).

With laminate wood flooring, single panel radiator, double glazed window and French doors leading through to...

Conservatory 9'5" x 9'5" (2.87m x 2.87m).

With laminate flooring, being double glazed, overlooking the rear garden.

Outside

Block paved driveway to the front provides ample off street parking with easy access pathways and ramps providing access to the side garden area, single car garage with up and over door, paved pathway to the side leads to rear south facing garden with paved patio area, decking, raised flower beds retaining a high degree of privacy. Please note the property has PVCu fascias for ease of maintenance.



Council Tax Band - C



Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract