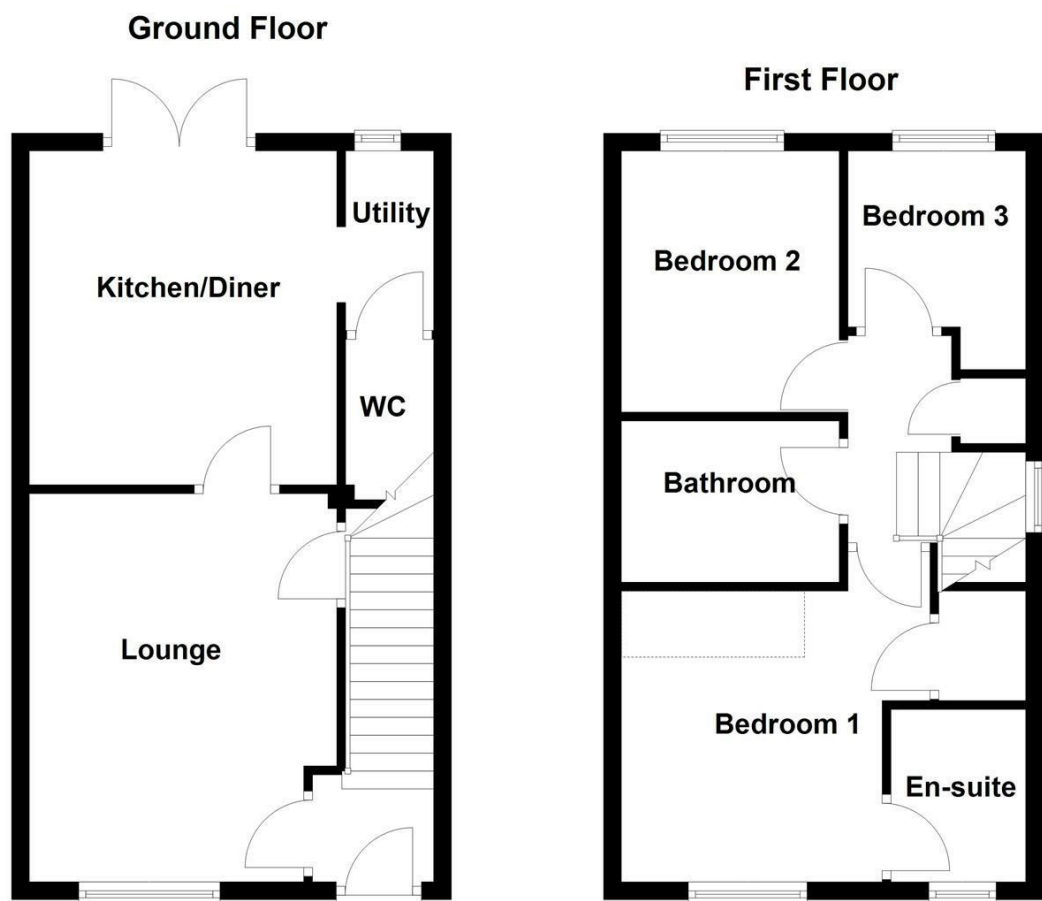




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01924 291 294

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HORBURY  
01924 260 022

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## 2 Burkwood Drive, Wakefield, WF1 4GN

### For Sale Freehold Guide Price £265,000

Proudly introduced to the market is this well presented three bedroom semi detached home, benefitting from a south facing rear garden, modern kitchen diner and en suite facilities.

The accommodation briefly comprises an entrance hall with access to the living room and staircase to the first floor. The living room includes useful understairs storage and leads through to an open plan kitchen diner fitted with a range of integrated appliances. The kitchen diner also provides access to a downstairs w.c. and utility area, which houses the gas combination boiler. To the first floor, the landing gives access to three bedrooms, the house bathroom and the loft. Bedroom one benefits from an en suite shower room, while the family bathroom is fitted with a contemporary three piece suite. Externally, a flagged pathway leads to the entrance door, with a tarmac driveway providing off road parking. The rear garden has been landscaped and is fully enclosed by timber fencing, featuring a lawned area and flagged patio. The garden enjoys a south facing aspect, ideal for outdoor seating and entertaining.

Well suited to first time buyers, young families and professionals, the home is conveniently located for a range of local shops, amenities and schools. Pinderfields Hospital is nearby, along with excellent transport links and easy access to the motorway network.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.

#### IMPORTANT NOTE TO PURCHASERS

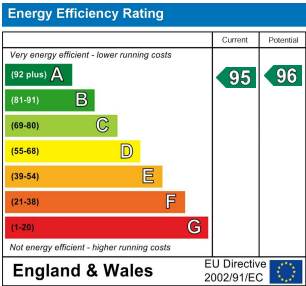
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.





## ACCOMMODATION

### ENTRANCE HALL

Entrance door, laminate flooring, staircase leading to the first floor and access into the living room.

### LOUNGE

14'4" x 11'4" [4.39m x 3.46m]

Carpeted flooring, central heating radiator, double glazed UPVC window to the front elevation, under stairs storage cupboard and access into the kitchen diner.



### KITCHEN/DINER

10'8" x 12'5" [3.27m x 3.80m]

Range of wall and base units, laminate work surfaces, tiled splashback, stainless steel sink with mixer tap and drainer, four ring gas hob with stainless steel extractor hood, integrated oven, space for fridge freezer, linoleum flooring, double glazed UPVC patio doors to the rear garden, plumbing for washing machine, central heating radiator and opening into the utility area and downstairs w.c.

### UTILITY

Linoleum flooring, central heating radiator, laminate work surface, plumbing for washing machine or dryer, UPVC double glazed window to the rear elevation and gas combination boiler housed within.



### W.C.

5'5" x 3'1" [1.66m x 0.96m]

Laminate flooring, vanity unit with mixer tap and storage cupboards, low flush w.c., part tiled walls, central heating radiator and extractor fan.

### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access, over stairs storage cupboard and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

11'3" x 12'6" [3.45m x 3.82m]

Fitted wardrobes, carpeted flooring, central heating radiator, double glazed UPVC window to the front elevation, over stairs storage cupboard and access into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

6'5" x 4'11" [1.96m x 1.52m]

Linoleum flooring, low flush WC, wash basin, shower cubicle with mixer shower and shower attachment, central heating radiator, extractor fan and frosted double glazed UPVC window to the front elevation.



### BEDROOM TWO

9'11" x 8'11" [3.03m x 2.73m]

Carpeted flooring, central heating radiator and double glazed UPVC window to the rear elevation.



### BEDROOM THREE

9'1" x 6'6" [2.78m x 1.99m]

Carpeted flooring and double glazed UPVC window to the rear elevation.

### BATHROOM/W.C.

5'11" x 7'3" [1.81m x 2.22m]

Linoleum flooring, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with part tiled surround and shower attachment, central heating radiator and extractor fan.



### OUTSIDE

A flagged pathway leads to the composite entrance door with a lawned area and double tarmac driveway to the front. Externally, the rear garden is south facing and enclosed by timber fencing, mainly laid to lawn with a flagged patio seating area and side access leading to the front of the property.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.