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## 17 Hatfield View, Wakefield, WF1 3SN

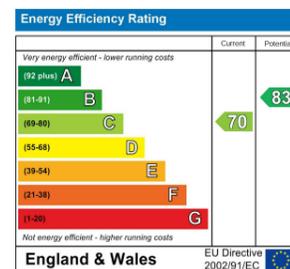
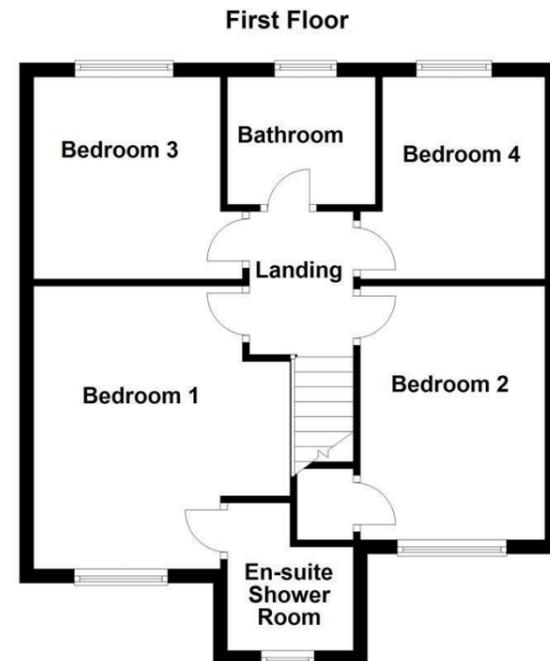
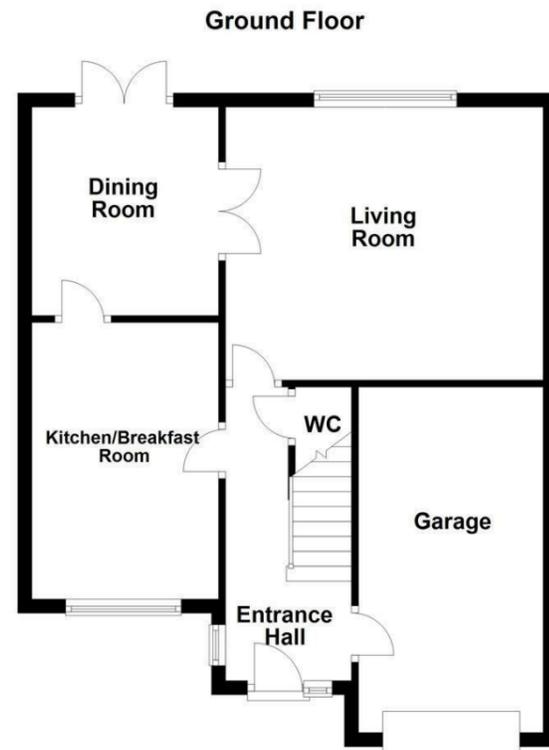
For Sale Freehold £365,000

Nestled in a cul-de-sac location on this modern development is this four bedroom detached family home benefitting from well proportioned accommodation, ample off road parking and attractive rear garden.

The property briefly comprises of the entrance hall, integral garage, kitchen/breakfast room, living room, dining room and downstairs w.c. The first floor landing leads to four bedrooms (bedroom one with en suite shower room) and the house bathroom/w.c. Outside to the front is a lawned garden and driveway providing off road parking for two vehicles leading to the integral garage. The rear garden is laid to lawn incorporating an Indian stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and hedging.

Within walking distance to Pinderfields Hospital, this property is ideally locally for all local shops and amenities. Whilst offering fantastic transport links with superb access to Wakefield city centre, the M62 and M1 motorways and an array of local schools nearby.

Done to a high standard and extended, this property would make a superb family home and a viewing is highly recommended.



### 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.

### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front door, UPVC double glazed window to the side, central heating radiator, coving to the ceiling, dado rail and stairs to the first floor landing. Doors to the kitchen/breakfast room, living room, downstairs w.c. and garage.

##### INTEGRAL GARAGE

711" x 164" [2.42m x 4.99m]

Manual up and over door, space and plumbing for a tumble dryer, plumbing for a washing machine, space for a fridge/freezer, power and light. The combi boiler is housed in here.

##### KITCHEN/BREAKFAST ROOM

87" x 129" [2.64m x 3.91m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and laminate splash back. Integrated oven, four ring gas hob with extractor hood, integrated fridge/freezer, integrated washing machine, integrated dishwasher. Breakfast bar with laminate work surface over, partial spotlighting, downlights, door to the dining room, UPVC side door, UPVC double glazed window to the front and central heating radiator.



##### DINING ROOM

98" x 810" [2.96m x 2.71m]

Set of double doors through to the living room, coving to the ceiling, set of UPVC double glazed French doors to the rear garden and central heating radiator.

##### LIVING ROOM

149" x 1211" [4.51m x 3.95m]

Door to the entrance hall, UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and gas fireplace with marble hearth, surround and laminate mantle.



##### W.C.

411" x 2'6" [1.5m x 0.78m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

##### FIRST FLOOR LANDING

Loft access, dado rail and doors to four bedrooms and the house bathroom.

##### BEDROOM ONE

131" x 911" [min] x 811" [max] [4.01m x 3.03m [min] x 2.72m [max]]

Fitted wardrobes, door to the en suite shower room, central heating radiator and UPVC double glazed window to the front.



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

5'9" x 6'10" [max] x 4'9" [min] [1.76m x 2.1m [max] x 1.47m [min]]

UPVC double glazed frosted window to the front, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with overhead shower and glass shower screen. Fully tiled walls and floor.



##### BEDROOM TWO

132" x 87" [4.03m x 2.62m]

UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard.



##### BEDROOM THREE

98" x 910" [max] x 811" [min] [2.97m x 3.01m [max] x 2.72m [min]]

Range of fitted wardrobes and desk unit, central heating radiator and UPVC double glazed window to the rear.

##### BEDROOM FOUR

98" x 87" [max] x 83" [min] [2.97m x 2.62m [max] x 2.53m [min]]

UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

5'9" x 6'1" [1.77m x 1.87m]

UPVC double glazed frosted window to the rear, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer shower and shower head attachment. Fully tiled walls and floor.



##### OUTSIDE

To the front of the property the garden is laid to lawn with an Indian stone paved area. There is a tarmac driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is a good sized lawned garden with planted bed border and mature trees and shrubs throughout. There is an Indian stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and hedging.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.