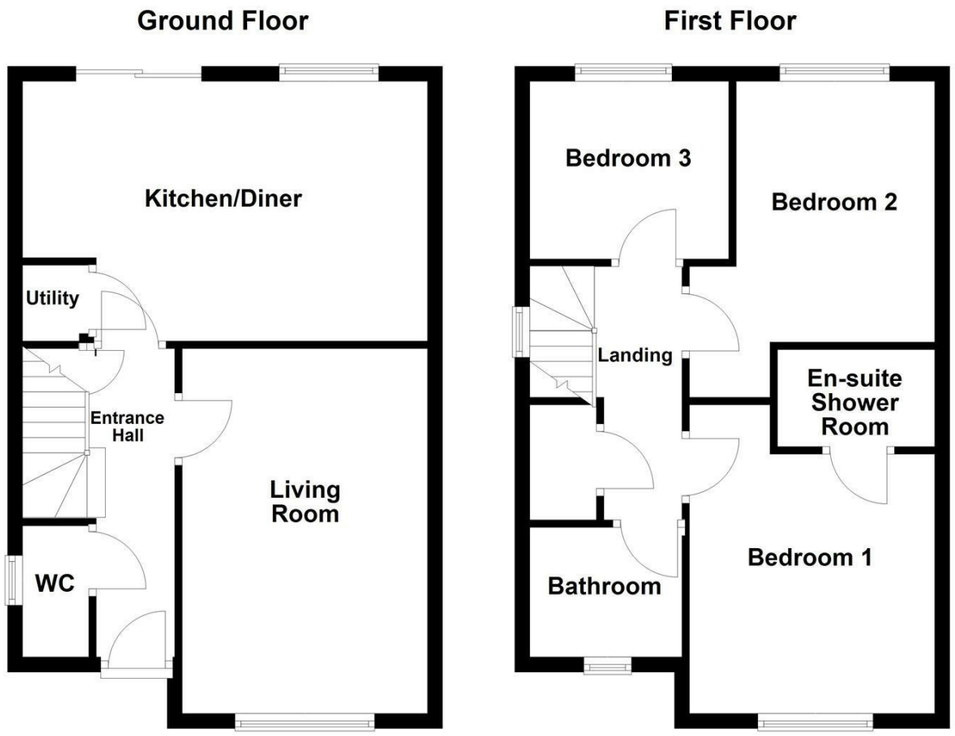
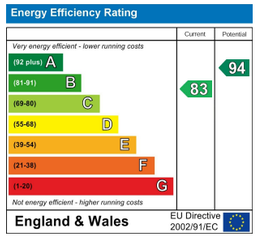




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



24 Eton Walk, Wakefield, WF1 2FE

For Sale Freehold £325,000

Nestled into this sought after modern development in Wakefield is this three bedroom semi detached property. Superbly presented throughout and featuring upgrades from the new build itself, the property has well proportioned accommodation including three good sized bedrooms, ample reception space and an enclosed rear garden, it is certainly not a property to be missed.

The property briefly comprises an entrance hall with stairs to the first floor landing, featuring understairs storage and doors to the downstairs W.C., living room, and kitchen/dining room with separate utility/storage cupboard and rear garden access. The first floor landing includes loft access, an over stairs storage cupboard and doors to three bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room. To the front of the property there is a garden which mainly comprises of mature shrubs with a paved pathway to the front door, a tarmacadam driveway providing off road parking and leading down the side of the property to a semi detached garage with manual up and over door. The rear garden is mainly laid to lawn and incorporates a paved patio area, perfect for outdoor dining and entertaining purposes and is fully enclosed by timber fencing making it ideal for pets and children.

Situated in a prime part of Wrenthorpe the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the national motorway network, Outwood train station and local bus routes.

This property would make an ideal purchase for a range of buyers, in turnkey condition and only a full internal inspection will truly show what is to offer and so an early viewing is highly advised to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL
Composite entrance door with frosted glass pane into entrance hall. Stairs providing access to first floor landing with understairs storage, doors to downstairs W.C., living room and kitchen dining room. Central heating radiator.

DOWNSTAIRS W.C.
2'10" x 5'8" (0.87m x 1.75m)
Frosted UPVC double glazed window to the side, extractor fan, central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap and tiled splashback.

LIVING ROOM
10'9" x 15'10" (max) x 13'2" (min) (3.28m x 4.85m (max) x 4.03m (min))
UPVC double glazed window to the front, central heating radiator.



KITCHEN DINING ROOM
17'8" x 11'3" (max) x 8'2" (min) (5.4m x 3.45m (max) x 2.5m (min))
A set of UPVC double glazed sliding doors to the rear, UPVC double glazed window to the rear, door to utility with space and plumbing for washing machine and tumble dryer, central heating radiator. A range of wall and base shaker style units, marble laminate worksurface over, sink and drainer with mixer tap. Integrated double oven, integrated dishwasher, integrated four ring induction hob with stainless steel extractor hood above and partial glass splashback, integrated fridge freezer.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the side, over stairs storage cupboard, air conditioning unit.

BEDROOM ONE
10'10" x 13'6" (max) x 10'9" (min) (3.32m x 4.12m (max) x 3.3m (min))
UPVC double glazed window to the front, door to en suite, central heating radiator.



EN SUITE SHOWER ROOM
6'11" x 4'1" (2.12m x 1.25m)
Spotlighting to the ceiling, extractor fan, ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap, shower cubicle with mains fed shower head attachment and glass shower screen.



BEDROOM TWO
13'11" x 10'10" (max) x 3'6" (min) (4.25m x 3.32m (max) x 1.08m (min))
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE
8'4" x 8'7" (2.55m x 2.63)
UPVC double glazed window to the rear, central heating radiator.

BATHROOM
5'6" x 6'6" (1.7m x 2.0m)
Frosted UPVC double glazed window to the front, spotlighting to the ceiling, extractor fan, ladder style central heating radiator. Low flush W.C., wall mounted wash basin with mixer tap, panel bath with mixer tap and mains fed shower head attachment and glass shower screen. Partial tiling.



OUTSIDE
To the front, the garden itself mainly features mature shrubs and paved pathway leading to the front door. To the side of the property there is a EV charging port and a tarmacadam driveway which is accessed through a slight shared driveway and provides off road parking for up to two vehicles in a tandem style and leads us to the single semi detached garage with manual up and over door. To the rear of the property is a tiered rear garden which is mainly laid to lawn with some planted features and a paved patio area, perfect for outdoor dining and entertaining purposes. The garden itself is fully enclosed by timber fencing, making it ideal for pets and children.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.