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26 Eton Walk, Wakefield, WF1 2FE

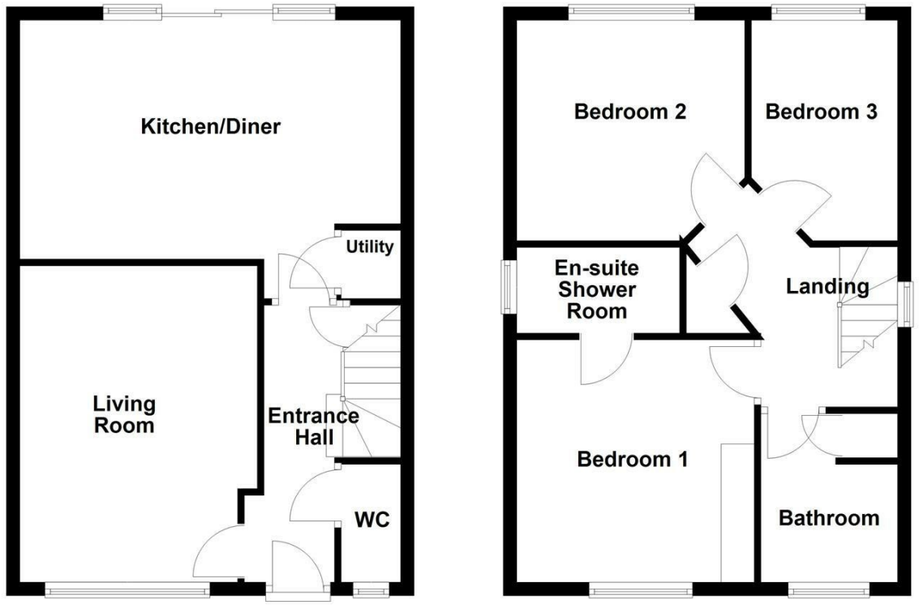
For Sale Freehold £345,000

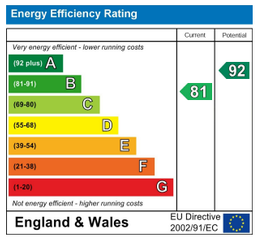
Nestled into this sought after modern development is this three bedroom detached property. Superbly presented throughout, the property has well proportioned accommodation including three good sized bedrooms, ample reception space and an enclosed rear garden, it is certainly not a property to be missed.

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 utility cupboard. The first floor landing includes loft access and doors to three bedrooms and the house bathroom. Bedroom one benefitting from an en suite shower room. Outside to the front, a tandem driveway provides parking for two vehicles and leads to a single garage, with a lawned garden and paved pathway to the entrance. A side pathway with planted borders and external water supply gives access to the rear, where a paved patio leads onto a lawned, fully enclosed garden ideal for families and pets, enjoying open views over playing fields beyond.

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.





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
A composite front entrance door leads into the hallway with a radiator with decorative cover, LVT flooring, staircase leading to the first floor, and four doors providing access to the living room, downstairs w.c., understairs storage cupboard, and kitchen diner.

LIVING ROOM
10'6" (min) x 11'5" (min) x 15'5" (3.22m (min) x 3.48m (min) x 4.70m)
A well proportioned reception room with a UPVC double glazed window overlooking the front elevation and central heating radiator.

W.C.
3'2" x 5'7" (0.97m x 1.71m)
Fitted with a low flush w.c. and wash hand basin with mixer tap and tiled splashback. UPVC double glazed frosted window to the front elevation, LVT flooring, extractor fan and central heating radiator.

KITCHEN/DINER
13'0" (max) x 12'2" (min) x 18'7" (3.98m (max) x 3.72m (min) x 5.68m)
Fitted with a range of high gloss wall and base units with laminate work surfaces and matching upstands. 1.5 bowl stainless steel sink with mixer tap, integrated AEG oven and grill with integrated AEG microwave above, and a separate four ring gas hob with stainless steel splashback and cooker hood with glass surround. Integrated appliances include a fridge with separate 50/50 freezer and a full sized dishwasher. Inset ceiling spotlights, LVT flooring, UPVC double glazed sliding patio doors, with glazed panels to either side, open onto the rear garden. A door leads to a utility cupboard which houses plumbing for a washing machine, laminate work surface and space for a tumble dryer, together with extractor and lighting within wall cupboards.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, central heating radiator, loft access and doors leading to three bedrooms, the house bathroom and boiler cupboard.

BEDROOM ONE
11'4" x 11'10" (3.47m x 3.62m)
A double bedroom with UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with sliding doors and door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'2" x 8'3" (1.28m x 2.52m)
Comprising an enclosed shower cubicle with sliding glass door and mixer shower, low flush w.c. and wash hand basin with mixer tap set beneath a mirror with shaver point. Chrome heated towel rail, extractor fan, inset ceiling spotlights and a UPVC double glazed frosted window to the side elevation.

BEDROOM TWO
11'5" x 11'2" (3.49m x 3.41m)
A further double bedroom with UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
7'2" x 11'5" (2.19m x 3.49m)
A good sized third bedroom with UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
8'2" (max) x5'6" (min) x 6'11" (2.51m (max) x1.70m (min) x 2.11m)
Fitted with a three piece suite comprising panelled bath with mixer tap and separate mixer shower over, glass shower screen, wall mounted wash basin with mixer tap and mirror above, and low flush w.c. Inset ceiling spotlights, extractor fan, shaver point, chrome heated towel rail, fully tiled flooring and part tiled walls, with full tiling around the bath. A frosted UPVC double glazed window overlooks the front elevation, and there is access to the airing cupboard over the bulkhead.

OUTSIDE
To the front, a tandem driveway provides parking for two vehicles and leads to a single garage with manual up and over door. An attractive lawn garden with planted border sits alongside a paved pathway leading to the covered entrance. A pathway continues down the right hand side of the property via a timber gate, with planted and pebbled borders and an external water supply. The rear garden opens onto a paved patio area leading onto a lawn with planted borders and fencing to all three sides, creating a fully enclosed space ideal for families and pets. The property also enjoys an open aspect over playing fields to the rear.

SOLAR PANELS
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.