Richard Kendall Estate Agent

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17 Cotton Street, Wakefield, WF2 8DZ

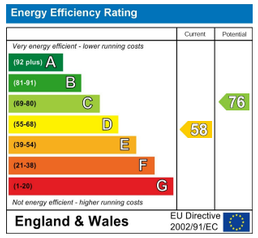
For Sale Freehold £300,000

A fantastic opportunity to acquire this modern three bedroom semi detached home, finished to an exceptionally high standard throughout and benefitting from a two storey rear extension, a landscaped rear garden, double driveway to the front and a detached garage with additional driveway access to the rear.

The ground floor accommodation comprises an entrance hall leading to a stylish living room featuring a bespoke media wall with integrated electric fire and bi folding doors opening onto the rear garden. The heart of the home is a contemporary kitchen breakfast room fitted with quartz work surfaces, a central island and integrated appliances. A separate utility room and downstairs WC complete the ground floor. To the first floor, the landing provides access to three well proportioned double bedrooms and a modern four piece family bathroom. There is also loft access to a boarded loft space, offering useful storage. Externally, the front of the property features a double block paved driveway providing off road parking for two vehicles, with a timber gate and paved pathway leading to the rear garden. The landscaped rear garden includes an Indian stone patio, lawned area, further Indian stone seating space and an artificial lawn section. Steps lead up to a single detached garage with manual up and over door, side access and a concrete driveway with timber gates opening onto the rear access road. The garden is fully enclosed.

The property is within walking distance of local amenities and well regarded schools, with regular bus routes to and from Wakefield city centre. The M1 motorway is also a short distance away, making it ideal for commuters.

An impressive home offering quality, space and convenience. An early viewing is highly recommended.



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 entrance hall with central heating radiator, staircase with handrail leading to the first floor, inset spotlights to the ceiling, LVT flooring and under stairs storage. Doors provide access to the utility room and the kitchen breakfast room.

UTILITY ROOM
8'3" (max) x 5'1" (min) x 15'10" (2.53m (max) x 1.56m (min) x 4.85m)
Range of wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with swan neck mixer tap, two UPVC double glazed windows to the front and side elevations, central heating radiator, plumbing and space for washing machine and dryer, LVT flooring, inset spotlights and door to the downstairs WC.

W.C.
6'6" x 2'10" (1.99m x 0.88m)
Low flush WC, wash basin with mixer tap and tiled splashback set into high gloss vanity unit, LVT flooring, wall mounted extractor fan and inset spotlights.

KITCHEN/BREAKFAST ROOM
11'11" x 13'10" (3.65m x 4.22m)
High gloss wall and base units with quartz work surfaces and matching upstands, central island with seating for four and integrated four ring induction hob with built in extractor, 1.5 sink and drainer with black swan neck mixer tap, two UPVC double glazed windows to the side, inset spotlights, plinth lighting, integrated full size dishwasher, integrated oven and grill, integrated microwave with warming drawer below, integrated full size fridge and freezer, LVT flooring and feature archway opening into the living room.

LIVING ROOM
10'6" x 13'1" (3.21m x 4.00m)
Built in media wall with electric fire and downlights, feature timber clad wall, UPVC double glazed bi folding doors with built in blinds opening onto the rear garden, contemporary vertical radiator in black and inset spotlights to the ceiling.

FIRST FLOOR LANDING
Inset spotlights, loft access and doors leading to three bedrooms and the house bathroom. The loft is part boarded.

BEDROOM ONE
13'0" x 10'7" (3.98m x 3.23m)
UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

BEDROOM TWO
11'3" x 11'11" (3.44m x 3.65m)
UPVC double glazed window to the side elevation and central heating radiator.

BEDROOM THREE
8'10" x 14'2" (2.70m x 4.34m)
Two UPVC double glazed windows to the front elevation and central heating radiator.

BATHROOM/W.C.
8'3" x 6'6" (2.52m x 1.99m)
Modern four piece suite comprising double ended panelled bath with mixer tap and pull out shower attachment, wash basin with mixer tap set into high gloss vanity unit, curved corner shower cubicle with electric shower and glass screen, low flush WC, half tiled walls, inset spotlights, wall mounted extractor fan, chrome heated towel radiator and frosted UPVC double glazed window to the side elevation with LED lit vanity mirror.

OUTSIDE
Externally to the front is a block paved driveway providing off road parking for two vehicles. To the rear are Indian stone paved steps leading to a patio area, further steps down to a lawned garden with Indian stone pathway and pebbled edging, enclosed by timber fencing and brick wall. A second Indian stone patio leads to an artifically lawned section and access to a detached single garage with manual door, metal side door and frosted UPVC window. A concrete driveway with double timber gates provides additional off road parking to the rear. The garden is fully enclosed on all three sides.

COUNCIL TAX BAND
The council tax band for this property is B.

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.