Richard Kendall Estate Agent

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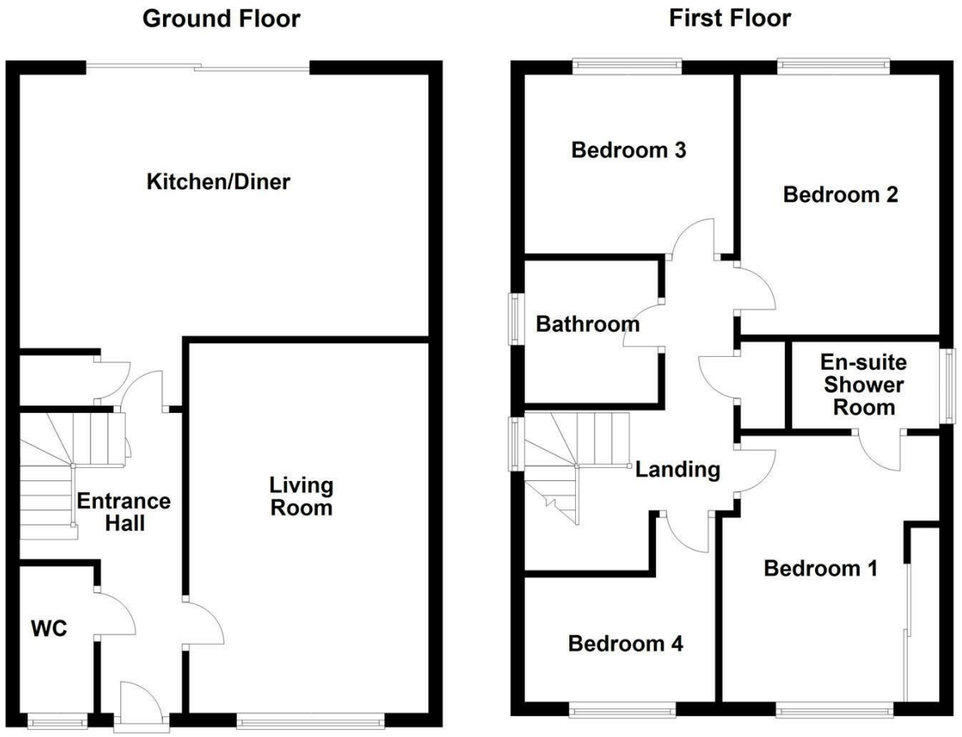


28 Eton Walk, Wakefield, WF1 2FE

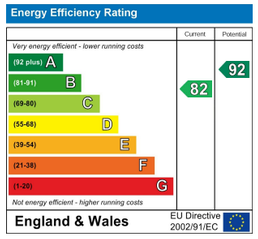
For Sale Freehold £400,000

Nestled into this sought after modern development in Wakefield is this four bedroom detached property. Superbly presented throughout and featuring upgrades from the new build itself, the property has well proportioned accommodation including four good sized bedrooms, a generous kitchen-dining-living room and an enclosed rear garden, with open aspect views, so it is certainly not a property to be missed.

The property briefly comprises an entrance hall with stairs to the first floor landing, featuring doors to the downstairs W.C., living room, and kitchen/dining room with separate laundry cupboard and rear garden access. The first floor landing includes loft access and doors to four good sized bedrooms and the house bathroom. Bedroom one benefitting from a generous en suite shower room, and fitted wardrobes. To the front of the property there is a garden which comprises of a lawned area, gravelled area and steps to the entrance door. A tarmacadam driveway providing off road parking for two cars and leading down the side of the property to a semi detached single garage with manual up and over door. The rear garden has been fully landscaped, is mainly laid to lawn and incorporates a generous porcelain paved patio area with open aspect views, 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.



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
Composite front entrance door into the entrance hall. Central heating radiator. Doors to the downstairs W.C., living room and kitchen/diner. Stairs to first floor landing.

DOWNSTAIRS W.C.
7'2" x 3'5" (2.19m x 1.05m)
Frosted UPVC double glaze window to the front, low flush W.C., wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan.

LIVING ROOM
17'3" x 11'3" (5.26m x 3.43m)
UPVC double glazed window to the front, central heating radiator, open fireplace with space for an electric log burner.

KITCHEN/DINER
19'4" x 12'2" (5.91m x 3.72m)
UPVC double glazed sliding French doors to the rear with UPVC double glazed window panels to the side, door to understairs storage cupboard, central heating radiator, spotlights. A range of wall and base units with laminate worksurface over, 1 1/2stainless steel sink and drainer with mixer tap, stainless steel splashback and cooker hood. Integrated gas hob, integrated double oven, integrated fridge freezer.

FIRST FLOOR LANDING
UPVC double glazed window to the side, central heating radiator, storage cupboard. Doors to four bedrooms and the house bathroom.

BEDROOM ONE
12'8" x 10'3" (3.88m x 3.13)
UPVC double glazed window to the front, central heating radiator, built in wardrobes with sliding doors, door to en suite shower room.

EN SUITE SHOWER ROOM
7'0" x 4'5" (2.15m x 1.37m)
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, spotlights. Shower cubicle with sliding glass door and wall mounted shower, wash hand basin with mixer tap, low flush W.C..

BEDROOM TWO
11'10" x 9'4" (3.61m x 2.84m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
9'7" x 8'3" (2.94m x 2.52m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR
9'3" x 8'6" (2.84m x 2.6)
UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM
6'0" x 5'7" (1.85m x 1.71m)
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, spotlights. Wall mounted shower over panelled bath, wash hand basin with mixer tap, low flush W.C..

OUTSIDE
To the front of the property there is a slight lawned area, a gravelled area and steps up to the entrance door. To the side of the property there is a tarmacadam driveway providing off road parking and leading to a detached garage. To the rear of the property is a landscaped garden with a well maintained lawn, trees bordering to the rear and a spacious flagged patio running down the side of the property with open aspect views to the rear, perfect for outdoor dining and entertaining purposes.

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

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.