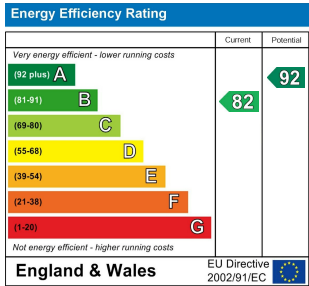


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



52 Eton Walk, Wakefield, WF1 2FE

For Sale Freehold Asking Price £400,000

Superbly appointed throughout and originally built by Redrow is this four bedroom detached family home benefitting from off street parking, UPVC double glazing and gas central heating.

The property briefly comprises of an entrance hall, storage cupboard, living room, downstairs W.C., and open plan modern fitted kitchen dining room to complete the accommodation on the ground floor. Upstairs to the first floor landing there is access to four bedrooms and the modern house bathroom. Bedroom one benefitting from fitted wardrobes and an en suite shower room. Outside, the front of the property features a small lawn with bushes, a paved path to the entrance, and a side driveway with an EV charging point leading to a detached garage with external sensor lighting. At the rear, there is a spacious lawned garden with a stone paved patio, planted shrubs, and an additional patio, ideal for outdoor dining and entertaining purposes.

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 into entrance hall, stairs to first floor landing, understairs storage cupboard , central heating radiator. Door to kitchen dining room, living room and downstairs W.C..

DOWNSTAIRS W.C.

3'6" x 7'2" [1.07m x 2.19m]
Frosted UPVC double glazed window to the front, central heating radiator. Low flush W.C., wash hand basin.

LIVING ROOM

11'3" x 17'3" [3.45m x 5.27m]
UPVC double glazed window to the front, central heating radiator, ethernet network point.

KITCHEN DINING ROOM

19'3" x 14'6" [max] x 12'2" [min] [5.87m x 4.44m [max] x 3.73m [min]]
UPVC double glazed sliding patio doors to the rear with window panels to either side, central heating radiator, spotlights, under cupboard lighting. A range of modern fitted wall and base units with laminate worksurface over, 1 1/2 stainless steel sink and drainer, four ring gas hob, glass splashback with stainless steel filter hood above, integrated fridge freezer, integrated dishwasher, integrated oven and grill. Door to washer dryer cupboard with a worksurface over, plumbing for a washing machine and an extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, airing cupboard where the boiler is housed, central heating radiator. Doors to four bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 10'4" [3.89m x 3.16m]
UPVC double glazed window to the front, central heating radiator, fitted wardrobes to one side. Door to en suite shower room.



EN SUITE SHOWER ROOM

4'5" x 7'1" [1.36m x 2.16m]
Frosted UPVC double glazed window to the side, central

heating radiator, spotlights. Shower cubicle with mixer shower and fully tiled, low flush W.C., wash basin.

BEDROOM TWO

9'4" x 11'10" [2.87m x 3.63m]
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

8'4" x 9'7" [2.55m x 2.93m]
UPVC double glazed window to the rear, central heating radiator.

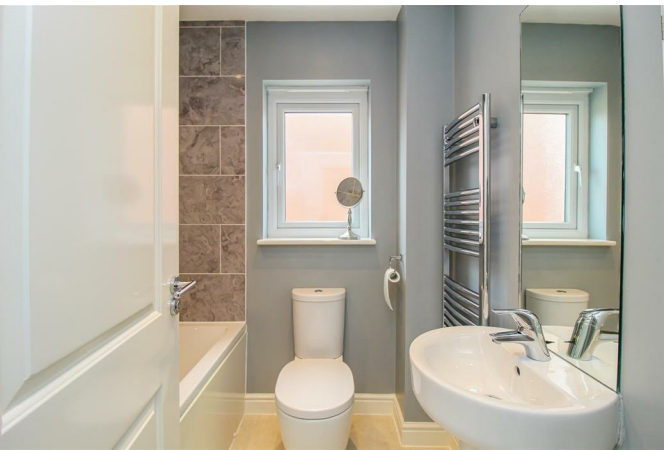
BEDROOM FOUR

8'7" x 9'2" [max] x 7'1" [min] [2.64m x 2.81m [max] x 2.18m [min]]
UPVC double glazed window to the front, central heating radiator, ethernet network point.



HOUSE BATHROOM

5'6" x 6'0" [1.70m x 1.84m]
Frosted UPVC double glazed window to the side, heated chrome towel radiator. Low flush W.C., wash basin, panelled bath with mixer shower over and fully tiled.



OUTSIDE

To the front of the property is a slight lawned area with bushes and shrubbery and a paved pathway leading to the front entrance door. To the side of the property is a tarmacadam driveway with an EV charging point and leading to a detached brick built garage [5.61m x 2.92m] with an up and over door and censored lighting externally down the front and side. To the rear of the property is a larger than average attractive lawned garden incorporating a stone flagged patio area, planted shrubs at the top of the garden and a further patio area, 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.