

WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
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6 Burkwood Drive, Wakefield, WF1 4GN

For Sale Freehold £425,000

A well presented and generously proportioned modern four bedroomed detached family house situated in this popular residential area within easy reach of the City Centre. Offered for sale with no chain, the property benefits from a gas fired central heating system and sealed unit double glazed windows, creating a warm, comfortable, and attractively appointed living environment.

A welcoming central reception hall provides an impressive entrance, with a convenient guest cloakroom located to the side. The main living room is of generous proportions, featuring a large bay window to the front and provision for a wall mounted television, as there is a separate versatile study room ideal for those working from home. Spanning the rear of the property is a superb open plan living, dining, and kitchen area with French doors leading directly out to the garden. The kitchen is fitted with an extensive range of contemporary wall and base units, integrated appliances, and a matching island unit, complemented by a separate utility room completing the ground floor accommodation. To the first floor, the principal bedroom includes a stylish en suite shower room, while three further well proportioned bedrooms are served by a well appointed family bathroom featuring a modern four piece suite. The Venetian wooden blinds, lighting, bathroom accessories, and curtains in the main bedrooms are all included.

Outside, the property enjoys a neat lawned garden to the front with driveway parking leading to a detached single garage. The rear garden is enclosed by a tall boundary wall, offering a high degree of privacy, and features a good sized lawn with paved patio seating areas, perfect for outdoor entertaining.

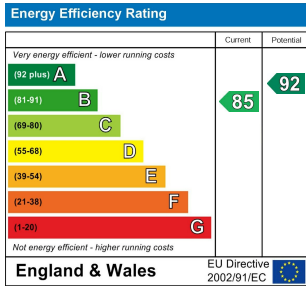
Ideally positioned, the property lies within a popular and well established residential area, providing easy access to a wide range of shops, schools, and recreational amenities available in Wakefield. The city benefits from its own mainline railway station and convenient access to the national motorway network, making this an excellent choice for families and commuters alike.

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

Entrance door into the entrance hall, central heating radiator, stairs to the first floor landing. Doors into the living room, study, downstairs W.C. and the dining kitchen.

DOWNSTAIRS W.C.

6'10" x 3'7" [2.1m x 1.1m]

Frosted window to the side, part tiled walls and floor, central heating radiator. Fitted with a two piece white and chrome suite comprising of a pedestal wash basin and low suite W.C..

LIVING ROOM

14'9" x 11'9" [4.5m x 3.6m]

UPVC double glazed bay window, two central heating radiators.



STUDY

6'10" x 6'10" [2.1m x 2.1m]

UPVC double glazed window to the front, central heating radiator.

DINING KITCHEN

23'3" x 12'9" [max] [7.1m x 3.9m [max]]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator, understairs pantry store. A good range of contemporary wall and base units with contrasting dark laminate worktops and matching upstands

incorporating a stainless steel sink unit and a stainless steel four ring gas hob with stainless steel splashback and filter hood over. Integrated fridge and freezer, integrated double oven, integrated dishwasher, and matching island unit.

UTILITY ROOM

6'10" x 5'6" [2.1m x 1.7m]

External door to the side of the property, central heating radiator, boiled housed in here. Fitted wall and base units with a laminate worktop incorporation a further stainless steel sink unit, space and plumbing for a washing machine.

FIRST FLOOR LANDING

Loft access, doors into four bedrooms, the bathroom and a linen cupboard.

BEDROOM ONE

10'2" x 10'2" [3.1m x 3.1m]

UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes with mirrored doors.



EN SUITE SHOWER ROOM

6'6" x 6'6" [max] [2.0m x 2.0m [max]]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan. Fitted with a quality three piece suite comprising wide shower cubicle with twin head shower and folding glazed screen, wall mounted wash basin, and low suite W.C.



BEDROOM TWO

10'5" x 8'6" [3.2m x 2.6m]

UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE

12'5" x 8'10" [3.8m x 2.7m]

UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

10'9" x 8'10" [3.3m x 2.7m]

UPVC double glazed window to the rear, central heating radiator.



FAMILY BATHROOM

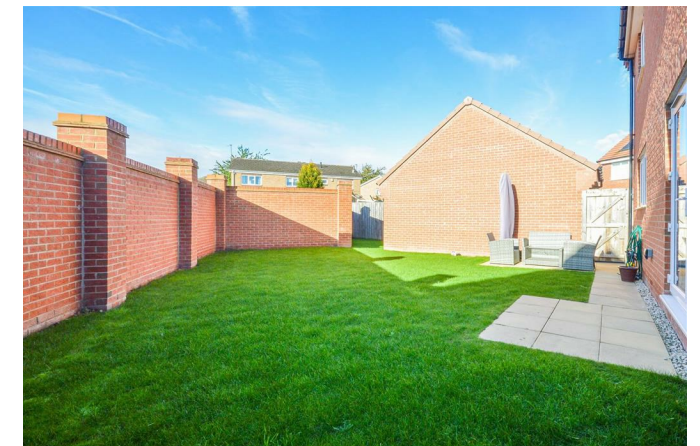
8'2" x 6'6" [2.5m x 2.0m]

Frosted UPVC double glazed window to the side, part tiled walls and floor, central heating radiator, extractor fan. Fitted with a quality four piece suite comprising double ended bath with remote taps, separate shower cubicle with twin head shower and folding glazed screen, pedestal wash basin, and low suite W.C.



OUTSIDE

To the front, the property has a neat lawned garden together with driveway parking that passes the side of the house to a detached single garage to the rear. The rear garden is laid mainly to lawn with a boundary wall for privacy and a lovely sheltered paved sitting area, ideal for outside entertaining.



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.