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Estate Agent

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6 Easby Way, Wakefield, WF1 4FY

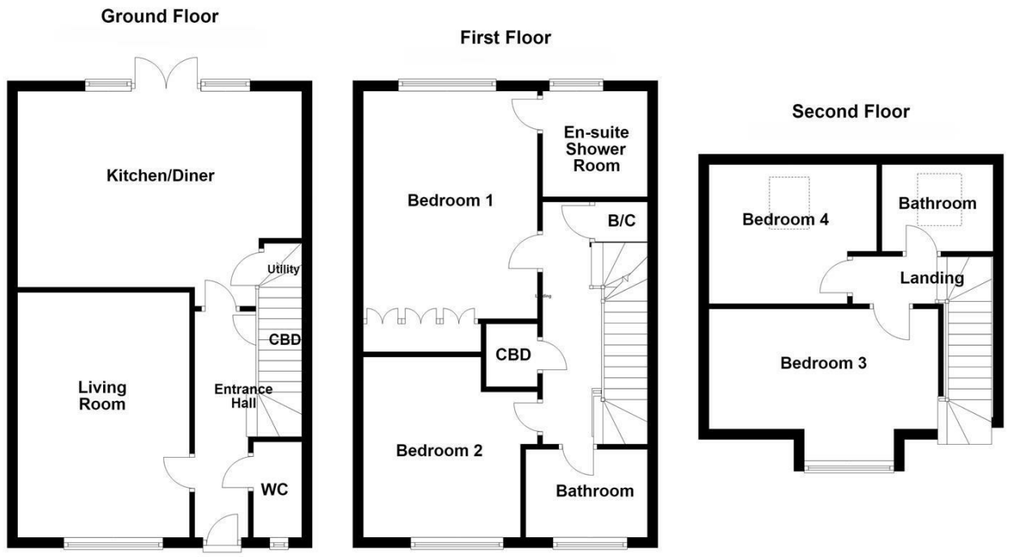
For Sale Freehold Offers In The Region Of £350,000

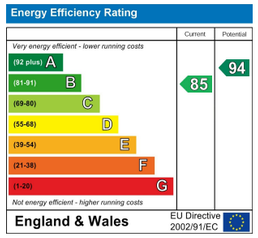
A superb opportunity to purchase this spacious four bedroom semi detached family home, offering well proportioned and versatile accommodation arranged over three floors. The property benefits from three bathrooms, a modern kitchen diner, generous living space, ample off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises an entrance hall with downstairs W.C. and useful understairs storage, a spacious living room and a modern fitted kitchen diner with granite work surfaces, central island and integrated appliances. A separate utility cupboard completes the ground floor accommodation. To the first floor are two double bedrooms, with bedroom one benefitting from built-in wardrobes and a modern three piece en suite shower room. A contemporary house bathroom also serves the landing, together with a boiler cupboard and airing cupboard. A further staircase leads to the second floor, where there are two additional double bedrooms and a further three piece bathroom. Externally, to the front is a low maintenance garden with a central paved pathway and pebbled borders. A tarmac driveway provides off road parking for up to three vehicles and leads to a detached single garage with manual up and over door, power and lighting. There is also an electric vehicle charging point, outside lighting and gated access to the rear garden. The landscaped rear garden incorporates a timber decked patio area, ideal for outdoor dining and entertaining, together with low maintenance pebbled sections and railway sleeper edged borders. The garden is fully enclosed by timber fencing and solid walling and also benefits from an external water connection and outside lighting.

The property is conveniently located within walking distance of local amenities and schools, with Wakefield city centre also within easy reach. The M1 and M62 motorway networks are only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality family home has to offer. 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
Composite front entrance door leading into the entrance hall. LVT flooring, central heating radiator with radiator cover, feature timber panelled wall with picture rail above and fixed coat hooks. Staircase with handrail providing access to the first floor landing. Four doors provide access to the understairs storage cupboard, living room, downstairs W.C. and kitchen diner. Inset spotlights to the ceiling.

LIVING ROOM
10'11" x 15'4" (3.34m x 4.69m)
UPVC double glazed window overlooking the front aspect and central heating radiator.

DOWNSTAIRS W.C.
3'1" x 5'10" (0.96m x 1.80m)
Fitted with a low flush W.C. and wall mounted wash basin with chrome mixer tap and tiled splashback. Central heating radiator, LVT flooring and frosted UPVC double glazed window overlooking the front aspect.

KITCHEN DINER
18'2" x 12'5" (max) x 9'2" (min) (5.54m x 3.79m (max) x 2.80m (min))
Fitted with a range of high gloss wall and base units with granite work surfaces over, matching granite upstands and tiled splashbacks. Incorporating a 1 1/2 bowl stainless steel sink and drainer with chrome swan neck mixer tap, with the drainer recessed into the work surface. Integrated full size AEG dishwasher, central island with granite work surface, twin integrated Neff oven and grill, separate four ring induction hob with Neff extractor hood above and integrated 50/50 fridge freezer. Contemporary wall mounted radiator, LVT flooring and UPVC double glazed French doors with built-in blinds and adjoining glazed side panels, also with built-in blinds, opening onto the landscaped rear garden. The current vendors have capped off the original gas supply, which could potentially be reinstated if required. A door provides access to a useful utility cupboard with plumbing and drainage for a washing machine, granite work surface and space for a tumble dryer above.

FIRST FLOOR LANDING
Central heating radiator, staircase with handrail leading to the second floor landing and five doors providing access to two bedrooms, the boiler cupboard, airing cupboard and house bathroom.

BEDROOM ONE
11'1" x 13'8" (3.39m x 4.18m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, three fitted double wardrobes providing excellent storage and door leading to the en suite shower room.

EN SUITE SHOWER ROOM
6'8" x 7'9" (2.04m x 2.37m)
Fitted with a modern three piece suite comprising walk in shower enclosure with fixed glass screen, mixer shower, rainfall shower head and separate shower attachment, wall mounted wash basin with chrome mixer tap and tiled splashback, and low flush W.C. Fully tiled floor, tiled upstands, wall mounted extractor fan, frosted UPVC double glazed window overlooking the rear elevation and chrome ladder style radiator.

BEDROOM TWO
10'1" x 11'5" (3.08m x 3.48m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM
5'6" x 7'8" (1.70m x 2.35m)
Fitted with a modern three piece suite comprising wall mounted wash basin with chrome mixer tap and vanity mirror above, low flush W.C. and panelled bath with chrome mixer tap, glazed shower screen and separate mixer shower over. Tiled walls around the bath, wall mounted extractor fan, wall mounted shaver socket, chrome ladder style radiator, frosted UPVC double glazed window overlooking the front elevation and LVT flooring.

SECOND FLOOR LANDING
Loft access and three doors providing access to two bedrooms and a further house bathroom.

BEDROOM THREE
14'4" x 9'7" (max) x 7'8" (min) (4.38m x 2.94m (max) x 2.34m (min))
UPVC double glazed window overlooking the front elevation, feature timber clad wall, central heating radiator and small cupboard door providing access to useful eaves storage.

BEDROOM FOUR
8'11" x 10'7" (max) x 8'10" (min) (2.74m x 3.25m (max) x 2.70m (min))
Central heating radiator with radiator cover, timber framed double glazed Velux style roof window with built in blind overlooking the rear elevation and small cupboard door providing access to eaves storage.

SECOND FLOOR BATHROOM
5'6" x 7'0" (1.70m x 2.14m)
Fitted with a panelled bath with chrome mixer tap, glazed shower screen and separate mixer shower over, low flush W.C. and wall mounted wash basin with chrome mixer tap and vanity mirror above. Tiled walls around the bath, wall mounted extractor fan, wall mounted shaver socket, chrome ladder style radiator and timber framed double glazed Velux style roof window set within the pitched ceiling and overlooking the rear elevation.

OUTSIDE
To the front of the property is an attractive lawned garden with a central paved pathway leading to the front entrance and covered UPVC porch with sensor light. A low maintenance pebbled section sits alongside the garden, whilst a tarmac driveway provides off road parking for three vehicles and leads to the detached single garage. The garage benefits from a manual up and over door, power and lighting, electric vehicle charging point and outside lighting. A timber gate provides access to the enclosed rear garden. The rear garden incorporates a paved patio area, ideal for outdoor dining and entertaining, with pebbled steps and railway sleeper edged borders leading to a low maintenance artificial lawn. Pebbled pathways run around the garden, with a further pebbled area positioned behind the garage. The garden is fully enclosed by timber fencing and solid brick walling and also benefits from outside lighting and an external water connection.

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.

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.