



## Easby Way, Wakefield, WF1 4FY

£415,000

Impressive detached ex show home with many extras & upgrades. Modern dining kitchen with integrated appliances & utility room plus contemporary bathroom, en suite & WC. Landscaped gardens plus double driveway & garage. Ready to move in with flooring & window coverings included.



# 3 Easby Way, Wakefield, WF1 4FY

We are delighted to offer for sale this impressive upgraded ex show home located on a popular development with access to amenities and transport links plus nearby OFSTED 'Good' Primary and Secondary schools, with 3 train stations within 2.4 miles with direct links to Leeds and London - and easy access to M62 and M1. The property still benefits from over 5 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances & utility room with washing machine and drier plus contemporary bathroom, en suite & WC. Items of particular note include feature high ceilings, French doors to the rear, electric fire and marble surround to lounge, fitted wardrobes and units to 2 bedrooms plus an alarm. There are ample sockets and media points plus USB outlets to the kitchen. The property is ready to move in with flooring and window coverings included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from upgraded gardens with patio, lawns, beds and pergola plus external tap. There is a double driveway leading to a garage with power, light and EVC charging point.

Tenure - Freehold  
Estate Management Fee - £220 pa.  
Council tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted carpets and entrance mat well.

### Lounge 16'11" x 11'1" (5.16m x 3.39m)

Having electric fire with marble surround plus carpets and curtains.

### Dining Kitchen 14'9" x 13'8" (4.51m x 4.18m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and up stands plus stainless steel splash back. With integrated double oven, hob, hood, fridge freezer, plus

1.5 sink and mixer tap. With recessed spot lights and Amtico flooring.

### Utility Room 9'10" x 5'8" (3.01m x 1.73m)

Having modern units with laminate worktops and upstands plus washing machine, drier and dishwasher. With Amtico flooring and recessed spot lights. Access to store plus door leading to rear garden.

### WC 5'7" x 3'5" (1.72m x 1.06m)

Having contemporary white sanitary ware with tiling and Amtico flooring.

## FIRST FLOOR

### Landing

With fitted carpets plus access to airing cupboard.

### Bedroom 1 17'6"(max) x 11'1"(max) (5.34m(max) x 3.40m(max))

With fitted wardrobes, units and bedside drawers and headboard plus carpets, curtains and blinds.

### En Suite 6'9"(max) x 5'1"(max) (2.07m(max) x 1.56m(max))

Having contemporary white sanitary ware with double shower, chrome ladder radiator, tiling, cabinet, recessed spot lights, Amtico flooring and blind.

### Bedroom 2 10'11" x 10'5" (3.35m x 3.20m)

With fitted wardrobes, drawers, bedside units and headboard plus carpets and blinds.

### Bedroom 3 12'7"(max) x 10'10"(max) (3.85m(max) x 3.32m(max))

With carpets and blinds.

### Bedroom 4 10'7"(max) x 10'3"(max) (3.24m(max) x 3.13m(max))

With carpets and curtains.

### Bathroom 7'4" x 6'7" (2.25m x 2.02m)

Having contemporary white sanitary ware with tiling, chrome ladder radiator, cabinet, recessed spot lights and Amtico flooring.

## EXTERNAL

The property benefits from upgraded south facing gardens with patio, lawns, beds and pergola plus external tap. There is a double driveway leading to a garage with power, light and EV charging point.





