



4 Bed  
House - Detached  
located in  
Wakefield

Asking Price £400,000



**enfields**

**\*\*FULLY MODERN THROUGHOUT\*\*LOVELY FAMILY HOME\*\*TURNKEY CONDITION\*\***

Located on the ever-popular City Fields development on the outskirts of city centre, this impressive four-bedroom detached home occupies a generous corner plot and offers stylish, ready-to-move-into accommodation ideal for modern family living.

The property is presented in very good condition throughout and provides well-proportioned, light-filled living spaces perfectly suited to everyday life and entertaining. Externally, the home benefits from a driveway leading to a detached garage, while the corner position affords attractive gardens to both the front and rear, offering excellent outdoor space and a sense of privacy. In addition, there is a fitted EV charger, providing convenient home charging for electric vehicles.

The location is particularly sought after, being just a stone's throw from and within easy reach of city centre. Excellent commuter links are close by, along with highly regarded schools, local amenities, and a nearby children's park, making this an ideal setting for families and professionals alike.

Properties in this desirable development rarely remain available for long, and this superb home, offered in genuine move-in-ready condition, demands an early internal viewing to be fully appreciated.

Hallway

10'0" x 13'1"

Access to kitchen diner, WC' living room and the office. Wood effect flooring. Central heated radiator.

Kitchen Diner

8'11" x 22'5"

A modern range of high and low level kitchen units with integrated appliances including double oven, fridge freezer, four ring hob and extractor hood. One and half bowl sink with drainer and chrome mixer tap over. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front and rear.

Utility Room

6'3" x 5'10"

High and low level kitchen units with worktops and upstand. Stainless steel bowl sink with chrome mixer tap over. Plumbing for automatic washing machine. UPVC door leading to the rear. Tiled effect flooring. Central heated radiator.

WC

5'3" x 3'0"

Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect flooring. Central heated radiator.

Living Room

11'2" x 15'6"

UPVC double glazed French doors leading to the rear garden. Carpeted throughout. Central heated radiator.

Office

7'6" x 6'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Landing

9'11" x 6'3"

Access to all four bedrooms and the main bathroom. Carpeted throughout. Central heated radiator.

The Fouracres

Wakefield

WF1 4FJ



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#### Main Bedroom

11'5" x 10'3"

Built in wardrobes. Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### En Suite

7'1" x 6'7"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Shower cubicle with mains feed shower. Extractor fan. Tiled effect flooring. Central heated chrome radiator. UPVC double glazed frosted window to the front.

#### Bedroom Two

9'1" x 12'3"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Three

8'4" x 10'0"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Four

7'9" x 9'11"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bathroom

10'0" x 5'6"

White suite comprising of panel bath with chrome mixer taps. WC with low level flush. Wash hand basin with chrome mixer taps. Shower cubicle with mains feed shower. Extractor fan. Complimentary tiled splash areas. Tiled effect flooring. Central heated chrome towel radiator. UPVC double glazed frosted window to the rear.

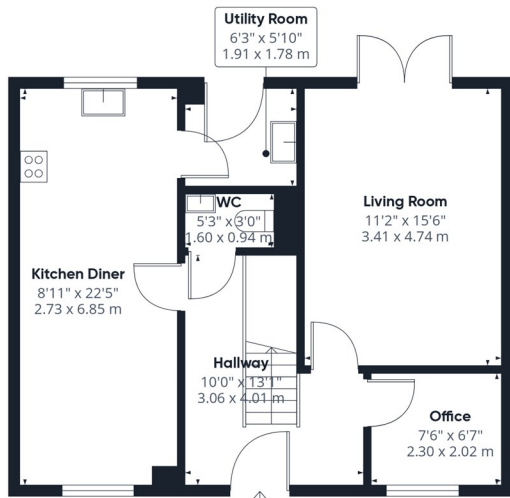
#### External

The front exterior of the property is an attractive brick-built home with a neat paved driveway and well-kept lawn areas, creating excellent kerb appeal. The well-maintained rear garden features a sizeable paved patio area, ideal for outdoor seating and entertaining, as well as a neatly kept lawn bordered by brick walls for added privacy and security. Additionally, the garage is conveniently located to the rear of the property, accessed via the driveway, providing secure parking and extra storage space.

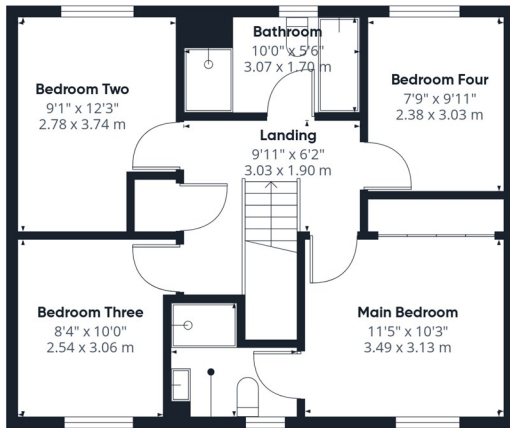
#### Vendor Comments

South Facing Garden





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1154 ft<sup>2</sup>  
107 m<sup>2</sup>

(1) Excluding balconies and terraces

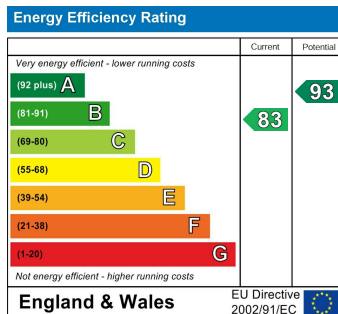
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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