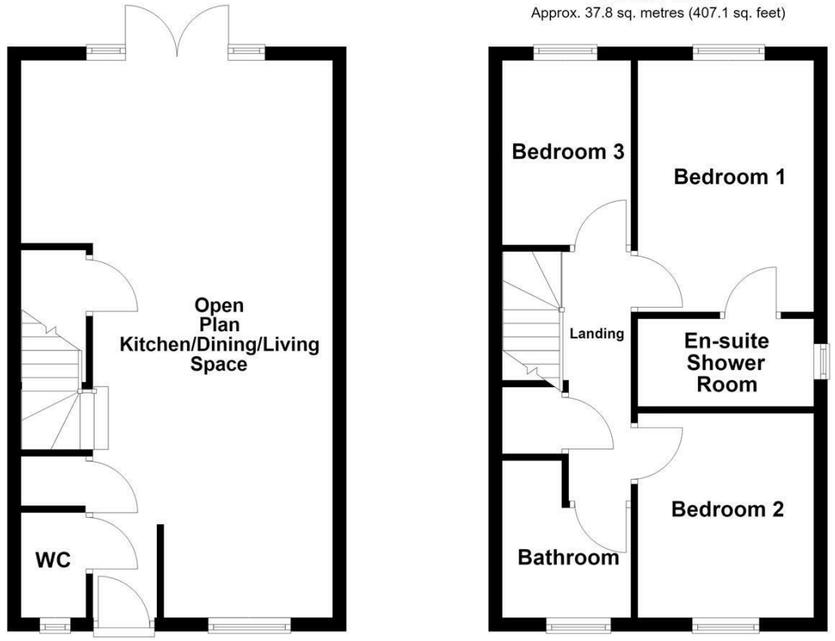
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



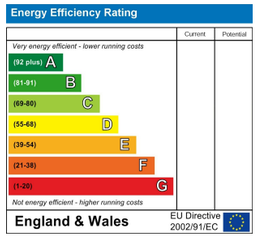
Total area: approx. 58.0 sq. metres (623.9 sq. feet)

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.

4 Corbett Drive, Wakefield, WF2 9EA

For Sale Freehold £270,000

Situated on a sought after modern development is this immaculately presented three bedroom semi detached home. Offering stylish and well proportioned accommodation throughout, the property benefits from a contemporary open plan living space, beautifully landscaped gardens and off road parking, making it an ideal purchase for first time buyers, professional couples and growing families alike.

The accommodation briefly comprises an entrance hall leading into an impressive open plan lounge, kitchen and dining area, complete with two useful storage cupboards, a downstairs WC and French doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. To the first floor, the landing provides access to the loft space, an overstairs storage cupboard, three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and its own en suite shower room. Externally, the front of the property has been thoughtfully landscaped with an artificial lawn, porcelain paved pathway and decorative gravelled borders. A tarmac driveway to the side provides off road parking for two vehicles. The beautifully landscaped rear garden is a particular feature of the property, incorporating an upper porcelain paved patio, perfect for outdoor dining and entertaining, with a glass balustrade overlooking a lower tier laid mainly to lawn. A further decked seating area and decorative gravelled borders with established shrubs complete this attractive outdoor space. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Ideally positioned between Wakefield, Horbury and Ossett, the property enjoys easy access to a wide range of shops, schools and everyday amenities. Regular bus services operate nearby, whilst Wakefield's two railway stations provide direct links to Leeds, Manchester and London. The M1 motorway is also only a short distance away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

ACCOMMODATION

OPEN PLAN LIVING DINING KITCHEN
26'11" x 14'1" (8.22m x 4.30m)

Entered via a composite front entrance door with frosted glazed panel, this impressive open plan space features a UPVC double glazed window to the front, a set of UPVC double glazed French doors to the rear, two matte black ladder style central heating radiators, partial decorative wall panelling and stairs leading to the first floor. There are two useful storage cupboards, one housing space for a tumble dryer, together with a door leading to the downstairs W.C. The contemporary kitchen is fitted with a range of modern wall and base units with laminate work surfaces, a central island with breakfast bar and partial waterfall worktop, composite 1.5 sink and drainer with mixer tap, hexagonal tiled splashbacks, four ring gas hob with extractor hood above, integrated oven, integrated microwave, integrated washing machine, integrated dishwasher and integrated fridge/freezer. The Ideal combination boiler is also housed within the kitchen.

W.C.
3'1" x 5'1" (0.96m x 1.55m)

Fitted with a low flush W.C., pedestal wash basin with mixer tap, decorative wall panelling, central heating radiator, extractor fan and a frosted UPVC double glazed window to the front.

FIRST FLOOR LANDING
12'1" x 6'2" (3.70m x 1.88m)

With loft access, central heating radiator, balustrade, understairs storage cupboard and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
8'6" x 11'9" (2.60m x 3.60m)

Decorative wall panelling, UPVC double glazed window overlooking the rear elevation, central heating radiator and a door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'2" x 4'3" (2.20m x 1.30m)

Appointed with a concealed low flush W.C., ceramic wash basin set within a floating vanity unit with mixer tap, LED mirror, shower enclosure with overhead rainfall shower and separate shower attachment, matte black ladder style heated towel rail, extractor fan, inset ceiling spotlights, frosted UPVC double glazed window to the side and a combination of full and wood effect wall tiling with brushed brass fittings throughout.

BEDROOM TWO
8'6" x 10'2" (2.60m x 3.10m)

Decorative wall panelling, UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
8'10" x 6'2" (2.70m x 1.90m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and a range of fitted wardrobes.

BATHROOM/W.C.
7'10" x 6'2" (2.40m x 1.90m)

Fitted with a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, panelled bath with mixer tap and tiled surround, central heating radiator, extractor fan and a frosted UPVC double glazed window to the front.

OUTSIDE
To the front the property enjoys a low maintenance garden incorporating artificial lawn, pebble borders and a porcelain paved pathway leading to the entrance door. A tarmac driveway to the side provides off road parking for two vehicles. The enclosed rear garden is arranged over two tiers, with an upper porcelain paved patio ideal for outdoor dining and entertaining, enclosed by a glass balustrade overlooking a lower lawned garden with an additional decked seating area and planted shrub borders. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

COUNCIL TAX BAND
The council tax band for this property is C.

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.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.