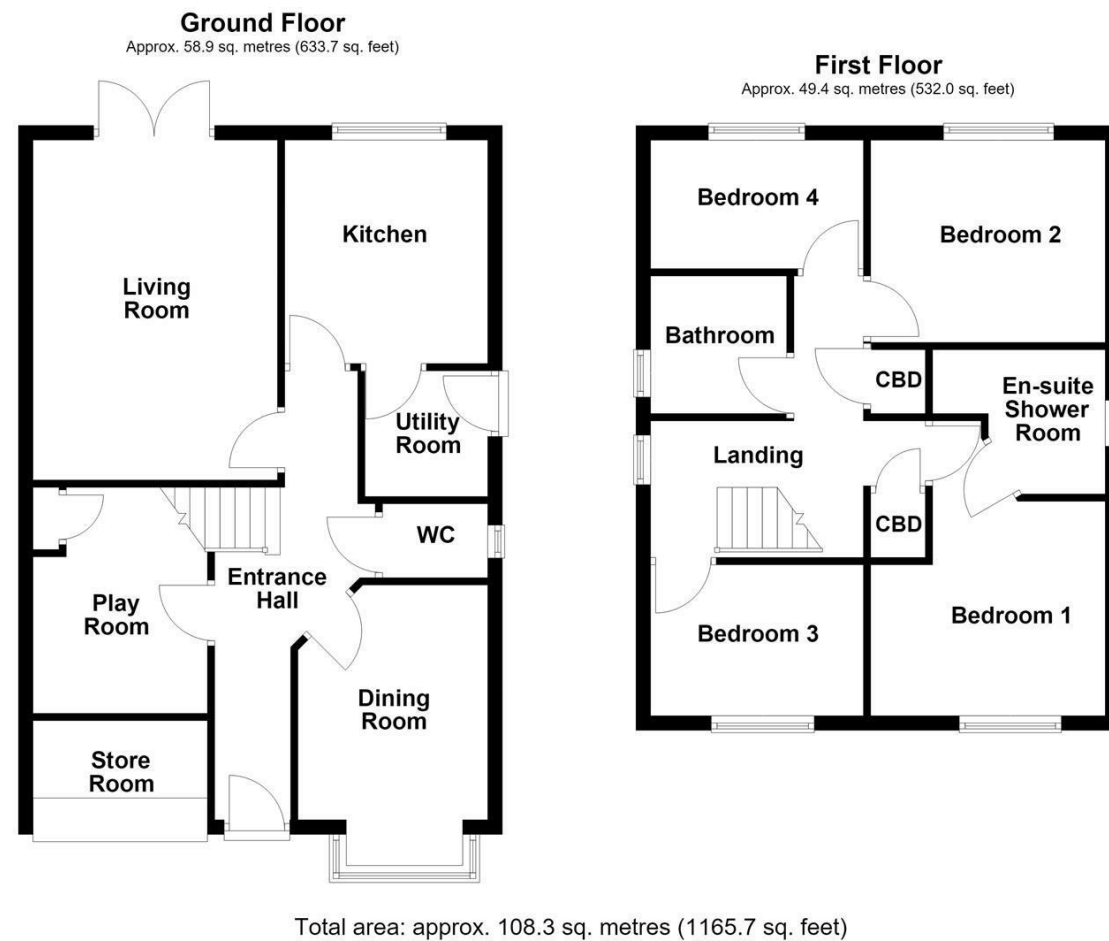




28 The Fouracres, Wakefield, WF1 4FJ

For Sale Freehold £365,000

A fantastic opportunity to acquire this beautifully presented four bedroom detached family home, situated on a modern and attractive development. Offering spacious and versatile accommodation throughout, the property benefits from multiple reception rooms, a contemporary kitchen, landscaped gardens and ample off road parking, making it an ideal home for growing families.

The property is approached into a generous entrance hall with doors providing access to a versatile playroom, a separate dining room with bay window, a modern fitted kitchen with integrated appliances and adjoining utility room, together with a spacious living room featuring French doors opening onto the rear garden. A downstairs WC completes the ground floor accommodation. To the first floor, the landing provides access to four well proportioned bedrooms and a contemporary three piece family bathroom. Bedrooms one, two and three all benefit from fitted wardrobes, whilst the principal bedroom also enjoys its own en suite shower room. Externally, to the front is a double double tarmac driveway with paved pathways running to both sides of the property, leading into the landscaped rear garden, which features an L-shaped Indian stone patio area, ideal for al fresco dining and entertaining, together with an attractive lawn. The garden also benefits from external power, lighting and a water supply, as well as a useful timber storage shed. Fully enclosed by timber fencing.

The property is conveniently positioned close to a range of local amenities and well regarded schools, with regular bus services providing access to Wakefield city centre. The M1 and M62 motorway networks are also only a short drive away, making the property particularly attractive to commuters travelling further afield.

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

IMPORTANT NOTE TO PURCHASERS

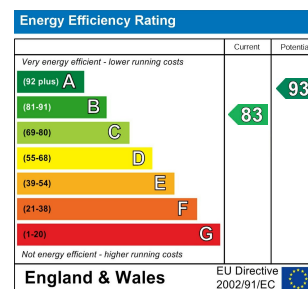
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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

*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. Central heating radiator with radiator cover, staircase with handrail leading to the first floor landing and five doors providing access to the dining room, downstairs W.C., living room, modern fitted kitchen and playroom. There is also a programmable thermostat providing zoned heating control.

PLAY ROOM

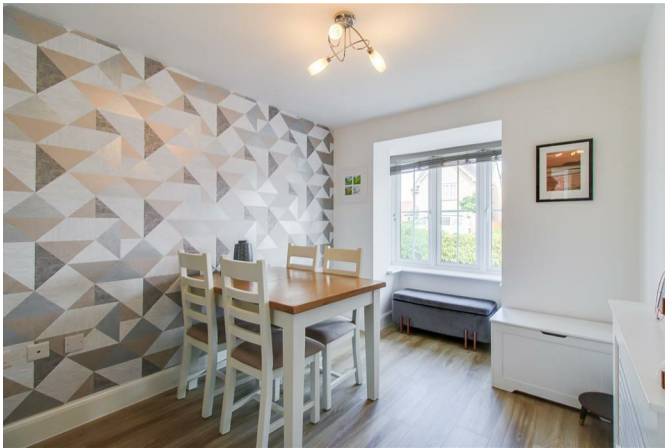
71'1" x 102'2" [2.42m x 3.11m]

Converted from the original garage, with central heating radiator, power and lighting. The combination boiler is housed within a cupboard.

DINING ROOM

87' x 136' [2.63m x 4.14m]

Laminate flooring, central heating radiator with radiator cover and rectangular bay window with UPVC double glazing overlooking the front aspect.



W.C.

48' x 33' [1.44m x 1.01m]

Low flush W.C., wash basin with chrome mixer tap set within a high gloss vanity unit with storage below and tiled splashback. Central heating radiator, inset spotlights to the ceiling and frosted UPVC double glazed window to the side elevation.

LIVING ROOM

115' x 154' [3.48m x 4.68m]

UPVC double glazed French doors leading out to the rear garden and central heating radiator.



KITCHEN

103'3" x 90' [3.13m x 2.75m]

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. 1.5 sink and drainer with swan neck mixer tap, integrated twin oven and grill, separate five ring gas hob with glass splashback and extractor hood above, integrated fridge and freezer, integrated full size dishwasher, laminate flooring and inset spotlights to the ceiling. UPVC double glazed window overlooking the rear aspect, central heating radiator and door leading through to the separate utility room.

UTILITY ROOM

54' x 54' [1.65m x 1.65m]

Fitted with a range of high gloss wall and base units with laminate work surfaces over and matching upstands. Stainless steel sink with mixer tap, space and plumbing for a washing machine beneath the worktop, laminate flooring, composite side entrance door, extractor fan and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator, loft access and seven doors providing access to four bedrooms, the modern house bathroom and two useful storage cupboards.

BEDROOM ONE

135'5" x 89' [4.10m x 2.68m]

UPVC double glazed window overlooking the front elevation, central heating radiator, fitted double wardrobe with mirrored sliding doors and door providing access to the en suite shower room. There is also a programmable thermostat providing zoned heating control to the first floor.



EN SUITE SHOWER ROOM/W.C.

65' x 83' [1.98m x 2.52m]

Fitted with a three piece suite comprising enclosed shower cubicle with bi-fold glass doors, mixer shower with chrome shower head and attachment, wall mounted wash basin with chrome mixer tap and low flush W.C. Fully tiled walls and flooring, chrome ladder style radiator, wall mounted extractor fan, shaver socket, inset spotlights to the ceiling and frosted UPVC double glazed window to the side elevation.



BEDROOM TWO

111' x 91' [3.39m x 2.79m]

Fitted double wardrobe with mirrored sliding doors, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

611' x 96' [2.12m x 2.92m]

UPVC double glazed window overlooking the front elevation, central heating radiator and fitted double wardrobe with mirrored doors.

BEDROOM FOUR

59' x 96' [1.77m x 2.92m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

60' x 61' [1.85m x 1.87m]

Fitted with a three piece suite comprising panelled bath with wall mounted mixer tap, glazed shower screen and separate mixer shower over, wall mounted wash basin with chrome mixer tap and low flush W.C. Fully tiled walls and flooring, large chrome ladder style radiator, frosted UPVC double glazed window overlooking the side elevation, extractor fan and inset spotlights to the ceiling.



STORE ROOM

68' x 89' [2.04m x 2.67m]

Located behind the original garage door and providing useful storage for bikes and household items.

OUTSIDE

To the front of the property is a double tarmac driveway providing ample off road parking and leading to the original garage door, which now provides access to the store room. There is also a covered entrance porch with external lighting. Paved pathways run down both sides of the property, with a timber gate providing access to the rear. The rear garden features an L-shaped Indian stone paved patio area, ideal for outdoor dining and entertaining, together with low maintenance pebbled borders and an attractive lawn. There is timber panel fencing to three sides and a paved pathway leading to a useful timber lean-to storage shed.



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.

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.