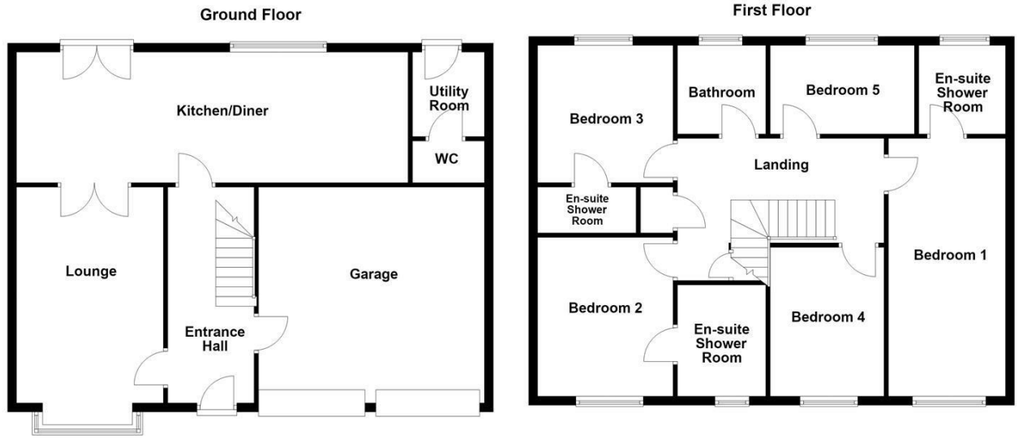
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





34 The Fouracres, Wakefield, WF1 4FJ

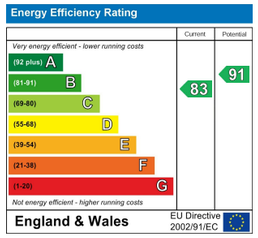
For Sale Freehold £515,000

Occupying a spacious plot is this superbly presented five bedroom detached family home, offering impressive and generously proportioned accommodation ideally suited to modern family living. Benefitting from five bedrooms, three en suite shower rooms, an integral double garage, ample driveway parking and spacious gardens, the property is beautifully presented throughout and ready to move into.

The accommodation is approached via a welcoming entrance hall, which provides access to a spacious living room and an impressive kitchen diner, offering an excellent social space for everyday family life and entertaining. A separate utility room and convenient downstairs WC complete the ground floor accommodation. To the first floor are five well proportioned bedrooms, three of which benefit from their own en suite shower rooms, providing excellent flexibility for larger families and visiting guests. The remaining bedrooms are served by a modern family bathroom. Externally, to the front, the property is approached via a private shared access driveway serving four properties. The area immediately in front of the property, forming part of the shared access, provides parking for approximately two to three vehicles. In addition, the property benefits from its own private driveway directly in front of the integral double garage, providing further off road parking and access to the garage. To the rear is a particularly generous enclosed garden, predominantly laid to lawn and complemented by a paved patio area, creating an ideal setting for outdoor dining, entertaining and family enjoyment.

Conveniently positioned for a wide range of local shops, amenities and services, the property is also well placed for Pinderfields Hospital and provides excellent access to the motorway network, making it particularly convenient for commuters.

Superbly presented and ready to move into, this substantial property would make a fantastic long term family home. An early viewing is highly recommended to fully appreciate the space, presentation and accommodation on 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 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
Front entrance door leading into the main hallway. Tiled flooring, central heating radiator and staircase providing access to the first floor landing. Doors provide access to the lounge, kitchen diner and integral garage.

LOUNGE
16'4" x 10'11" (5.00m x 3.34m)
UPVC double glazed box bay window overlooking the front elevation, central heating radiator and carpeted flooring. Double doors provide access through to the kitchen diner.



KITCHEN/DINER
29'1" x 9'7" (8.87m x 2.94m)
UPVC double glazed windows overlooking the rear elevation, together with double doors opening directly onto the rear garden. Two central heating radiators and ample space for a dining table and chairs. The kitchen is fitted with a range of wall and base units with black laminate work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated five ring gas hob with stainless steel splashback and extractor hood above, integrated double oven, integrated fridge freezer and integrated dishwasher. Spotlights to the ceiling and door providing access to the utility room.



UTILITY ROOM
6'4" x 5'4" (1.94m x 1.63m)
Rear entrance door providing access to the garden. Fitted with wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and tumble dryer. Door providing access to the downstairs W.C.

W.C.
5'4" x 3'0" (1.64m x 0.93m)
Fitted with a two piece suite comprising wash hand basin with mixer tap and tiled splashback, and low flush W.C. Central heating radiator.

FIRST FLOOR LANDING
Loft access and doors providing access to five bedrooms and the family bathroom.

BEDROOM ONE
16'11" x 9'1" (5.16m x 2.79m)
UPVC double glazed windows overlooking two elevations, central heating radiator and carpeted flooring. A range of built-in wardrobes with mirrored sliding doors provides useful storage. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'10" x 6'0" (1.80m x 1.84m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising double shower enclosure with sliding glazed door and wall mounted shower, wash hand basin with mixer tap and low flush W.C. Central heating radiator, fully tiled walls within the shower enclosure and spotlights to the ceiling.



BEDROOM TWO
11'10" x 10'9" (3.63m x 3.30m)
UPVC double glazed window overlooking the front elevation, central heating radiator and carpeted flooring. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'6" x 5'4" (1.99m x 1.65m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising walk-in shower enclosure with sliding glazed door and wall mounted shower, wash hand basin with mixer tap and low flush W.C. Central heating radiator, spotlights to the ceiling and fully tiled walls within the shower enclosure.

BEDROOM THREE
10'2" x 10'0" (3.12m x 3.06m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring. Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
4'3" x 3'10" (1.31m x 1.18m)
Fitted with a three piece suite comprising walk-in shower enclosure with fixed glazed screen and wall mounted shower, wash hand basin with mixer tap and low flush W.C. Central heating radiator, fully tiled walls within the shower enclosure and spotlights to the ceiling.

BEDROOM FOUR
7'0" x 8'6" (2.15m x 2.60m)
UPVC double glazed window overlooking the front elevation, central heating radiator and carpeted flooring.

BEDROOM FIVE
10'8" x 6'2" (3.26m x 1.89m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring with skirting boards.

HOUSE BATHROOM/W.C.
6'10" x 6'7" (2.09m x 2.01m)
Fitted with a three piece suite comprising corner bath with tiled splashback, wash hand basin with mixer tap and low flush W.C. Central heating radiator and spotlights to the ceiling.



OUTSIDE
To the front, the property is approached via a private shared access driveway serving four properties. The area immediately in front of the property, forming part of the shared access, provides parking for approximately two to three vehicles. In addition, the property benefits from its own private driveway directly in front of the integral double garage, providing further off road parking and access to the garage. To the rear is a paved patio seating area together with a low maintenance lawned garden. The garden is complemented by established shrub and bush borders.



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

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.