



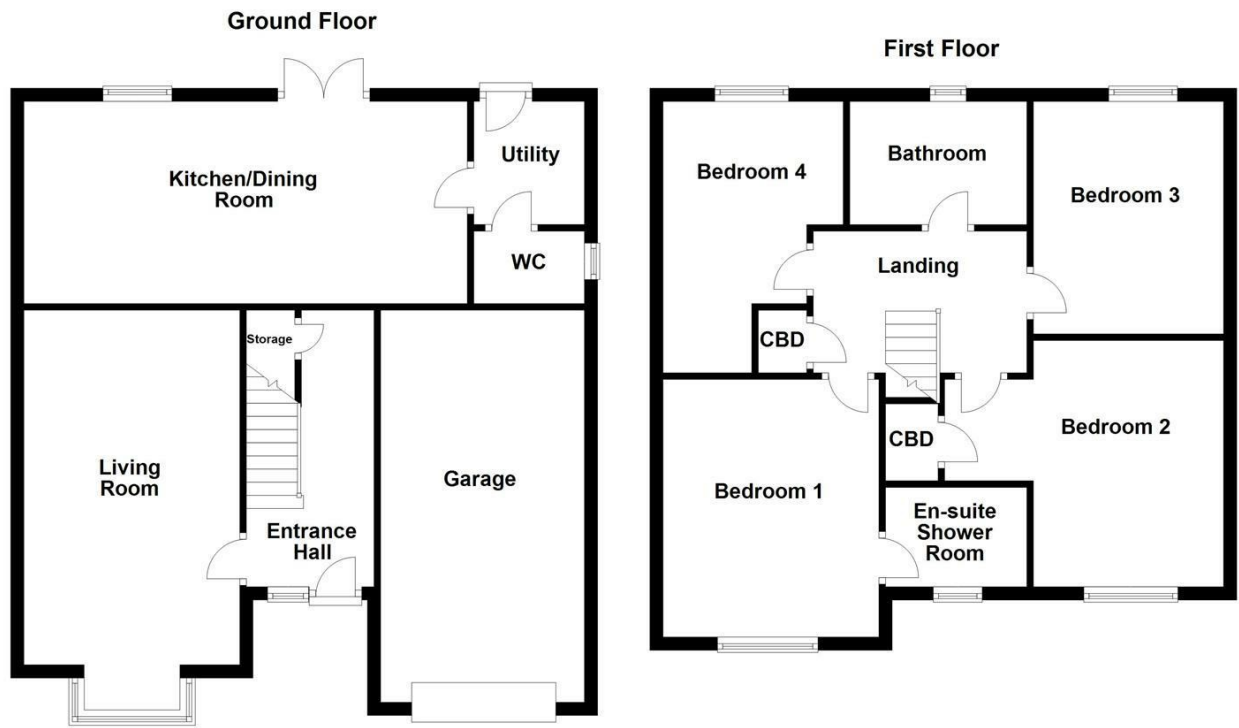
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



12 Burkwood View, Wakefield, WF1 4GQ

For Sale Freehold £390,000

Situated in City Fields is this four bedroom detached family home benefitting from four double bedrooms, ample reception rooms and an attractive tiered rear garden.

The property briefly comprises of the entrance hall with understairs storage, integral garage, living room, kitchen/dining room with utility and downstairs w.c. The first floor landing leads to four double bedrooms (with the principal bedroom boasting en suite shower facilities) and the house bathroom/w.c. Outside to the front of the property is a tarmac driveway providing off road parking for two vehicles leading to the single integral garage. There is a lawned front garden with planted and wood chip bed. To the rear there is a landscaped tiered garden incorporating artificial lawn and paved patio area, perfect for outdoor dining and entertaining with raised planted beds, fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities that has Wakefield city centre has to offer, whilst also being a short drive away from Pinderfields Hospital. The motorway network is only a short distance away, perfect for those looking to commute further afield.

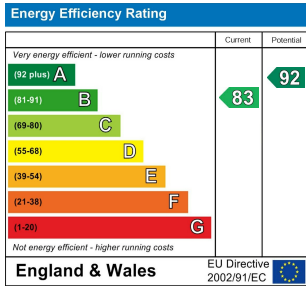
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.

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

13'9" x 6'4" [max] x 3'6" [min] [4.21m x 1.94m [max] x 1.08m [min]]
Central heating radiator, stairs to the first floor landing with understairs storage cupboard, doors to the living room and kitchen/dining room.

LIVING ROOM

10'8" x 19'1" [max] x 16'3" [min] [3.27m x 5.84m [max] x 4.96m [min]]
UPVC double glazed box window to the front and two central heating radiators.



KITCHEN/DINING ROOM

10'0" x 22'1" [3.07m x 6.74m]
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, four ring Zanussi

induction hob with partial pyrex splash back and extractor hood above. Integrated AEG double oven, integrated AEG fridge/freezer, integrated AEG dishwasher. UPVC double glazed window to the rear, a set of UPVC double glazed French doors to the rear garden, two central heating radiators, door to the utility and partial spotlights to the ceiling.



UTILITY ROOM

6'1" x 5'5" [1.87m x 1.66m]
Range of modern wall and base units with laminate work surface over, integrated AEG washing machine, composite door leading to the rear and door to the downstairs w.c.

W.C.

3'6" x 5'5" [1.08m x 1.66m]
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

INTEGRAL GARAGE

Power and light. The boiler is housed in here.

FIRST FLOOR LANDING

Loft access, doors to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

10'9" x 12'9" [max] x 10'7" [min] [3.28m x 3.91m [max] x 3.25m [min]]
Fitted wardrobes with sliding mirror doors, central heating radiator, UPVC double glazed window to the front and door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'4" x 4'10" [max] x 3'10" [min] [2.25m x 1.49m [max] x 1.17m [min]]
UPVC double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with overhead shower and shower head attachment.

BEDROOM TWO

13'4" x 12'3" [max] x 4'10" [min] [4.07m x 3.74m [max] x 1.48m [min]]
UPVC double glazed window to the front, central heating radiator and access to an overstairs storage cupboard.



BEDROOM THREE

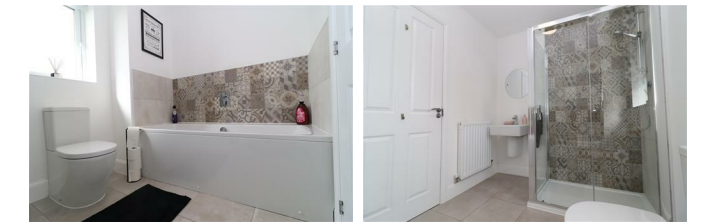
11'6" x 9'5" [3.53m x 2.88m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

13'8" x 8'8" [max] x 4'4" [min] [4.18m x 2.66m [max] x 1.33m [min]]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

8'9" x 6'9" [max] x 5'6" [min] [2.69m x 2.06m [max] x 1.69m [min]]
UPVC double glazed window to the rear, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap and panelled bath with mixer tap. Shower cubicle with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property is a tarmac driveway providing off road parking for two vehicles leading to the single integral garage with manual up and over door, power and light. To the front is a lawned garden incorporating planted and wood chip bed. To the rear is a low maintenance tiered garden incorporating artificial lawn with planted pebbled border and a paved patio area, perfect for outdoor dining and entertaining with raised planted beds, fully enclosed by timber fencing.



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.