



## 4 bed detached house to buy in

Heselden Drive, Wakefield, West  
Yorkshire, WF1 4FQ

**£315,000** Starting Bid

 x4  x2  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Sought After Location
- ✓ No Chain
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £315,000

Located on a modern development, this four-bed detached home has been finished to a high standard throughout. It offers generous living space, an en suite to the main bedroom, plenty of off-street parking and a private rear garden-ideal for a growing family.

Inside, the ground floor includes an entrance hall, living room, downstairs W.C., a spacious kitchen/diner and a playroom created from a converted garage. Upstairs, the landing leads to four bedrooms (the main with an en suite shower room) and a family bathroom. Outside, there's a lawned front garden and a block-paved driveway for two cars. The rear garden is enclosed and features a large patio and low-maintenance artificial lawn.

The location is convenient for anyone working at Pinderfields or commuting to Wakefield and the surrounding areas, with great access to the motorway network.

Viewing is recommended to appreciate the quality and space on offer.

### Accommodation

Entrance Hall - Composite front door with frosted side panels, porcelain tiled flooring, central heating radiator, stairs to the first floor, and access to the living room, W.C., kitchen/diner and playroom.

Living Room (2.89m x 4.37m / 9'5" x 14'4") - UPVC double-glazed front window and central heating radiator.

W.C. - Pedestal basin with mixer tap and tiled splashback, concealed-cistern toilet, radiator, tiled floor, extractor fan and spotlights.

Kitchen/Diner (2.94m x 7.76m / 9'7" x 25'5") - Modern wall and base units with laminate worktops and tiled splashbacks, 1.5 stainless steel sink with mixer tap, integrated twin oven, gas hob with stainless steel splashback and hood, fridge/freezer, dishwasher and washing machine. Porcelain tiled floor, two radiators, double-glazed rear window and French doors leading out to the garden.

Play Room (2.37m x 3.21m / 7'9" x 10'6") - Converted garage space with wall-mounted boiler.

First Floor Landing - Loft access and doors to all bedrooms, bathroom and airing cupboard.

Bedroom One (max 4.63m x min 3.13m x 3.43m) - Double-glazed front window, radiator and door to the en suite.

En Suite (1.54m x 2.0m / 5'0" x 6'6") - Shower enclosure with mixer shower, wall-hung basin, concealed-cistern toilet, tiled floor, radiator, spotlights and extractor fan.

Bedroom Two (3.65m x 2.94m min x 4.13m max) - Double-glazed front window, radiator and access to a storage cupboard.

Bedroom Three (2.59m min x 3.74m max x 2.87m) - Rear window and radiator.

Bedroom Four (2.60m min x 2.95m max x 2.42m) - Rear window and radiator.

Bathroom (2.59m max x 1.77m min x 2.04m) - Panelled bath with mixer tap and shower over, wall-hung basin, concealed-cistern toilet, part-tiled walls, tiled floor, radiator, spotlights, extractor fan and frosted rear window.

Outside - To the front is a block-paved driveway for two cars and a lawned garden with pebbled edging. Side pathways lead to the enclosed rear garden, which features a spacious patio area, artificial lawn, timber shed and brick boundary walls on all sides-ideal for outdoor dining and entertaining.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £315,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

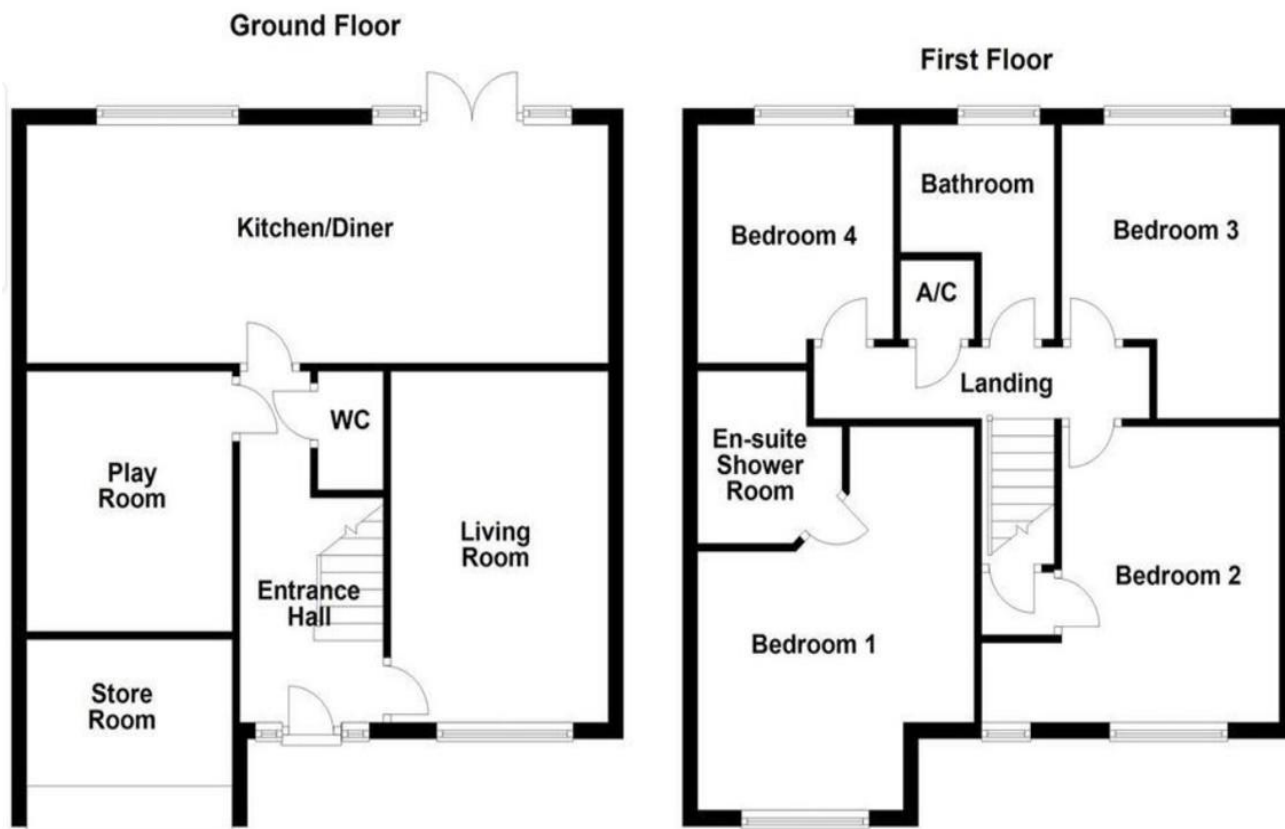
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Heselden Drive, Wakefield, West Yorkshire, WF1 4FQ

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