



4 Bed
House - Detached
located in
Wakefield

Offers Over £350,000



Rhubarb Hill

Wakefield

WF2 OGG

****MOTIVATED SELLER**SPACIOUS AND MODERNIZED THROUGHOUT****

This detached home located in a quiet residential area is perfect for a range of buyers! Overlooking a golf course and fishing lake!!

This delightful four bedroom detached home offers a perfect blend of comfort and style. With its generous living spaces and attractive outdoor areas, this property is an excellent opportunity for those seeking a family home in a desirable location. With only a short walk to nearby shops, amenities and schools, this property has everything on your doorstep.

To the ground floor, you will find the living room, kitchen diner, downstairs WC and the stairs leading to the first floor. To the first floor, you will find all four bedrooms, the family bathroom and the ensuite.

The exterior of the property is equally appealing, with a well-maintained front garden that enhances its curb appeal as well as an integral garage which is ideal for further parking or storage. The rear is mainly a laid to lawn garden which provides a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Hallway

3'5" x 19'11"

Access to living room, kitchen, downstairs WC and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

10' x 13'3"

Free standing electric fireplace. Wood effect flooring. Central heated radiator. UPVC double glazed window looking to the front of the property.

Kitchen Diner

24'2" x 8'3"

Range of high and low level shaker style kitchen units with laminate worktops. Integrated appliances including oven with four ring electric hob and stainless steel extractor hood over. Option to reconnect plumbing for washing machine. Space for dryer and fridge/freezer. Stainless steel sink with drainer and chrome mixer tap over. French doors leading to the rear garden. Tiled flooring. Central heated radiator. UPVC double glazed window looking to the rear garden.

WC

3'11" x 2'12"

WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled flooring. Central heated radiator.

Landing

7'9" x 6'2"

Access to all four bedrooms and the main bathroom. Carpeted throughout.

Main Bedroom

9'3" x 14'8"

Full height fitted wardrobes. Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear garden.





En Suite
5'7" x 7'9"

White suite comprising of mains feed shower with double enclosure. WC with low level flush. Wash hand basin with chrome mixer tap. Tiled walls. Extractor fan. Central heated chrome towel rail. Tiled floors. UPVC double glazed frosted window looking to the rear aspect.

Bedroom Two
8'12" x 11'8"

Full height fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the front of the property.

Bedroom Three
8'11" x 9'9"

Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear of the property.

Bedroom Four
8'6" x 8'6"

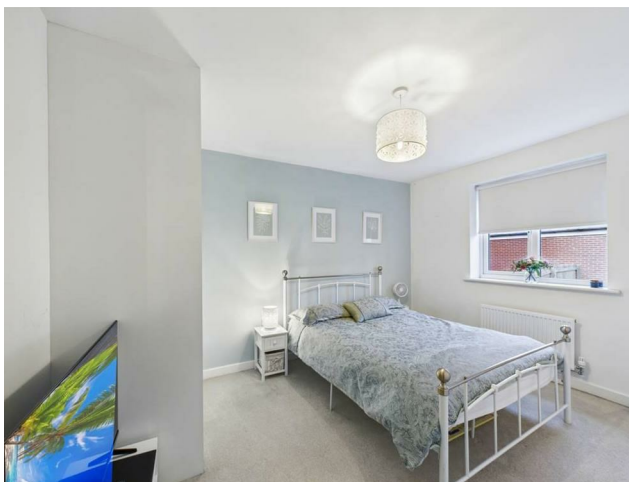
Carpeted throughout. Central heated radiator. UPVC double glazed window looking to the rear of the property.

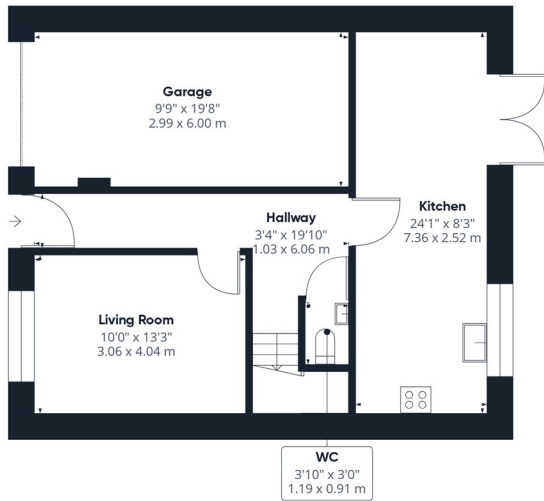
Main Bathroom
6'2" x 8'6"

White suite comprising of panel bath with chrome mixer tap, mains feed shower above and glass shower screen. WC with low level flush. Wash hand basin with chrome mixer tap over. Extractor fan. Tiled splash areas. Tiled flooring. Central heated radiator. UPVC double glazed frosted window looking to the rear of the property.

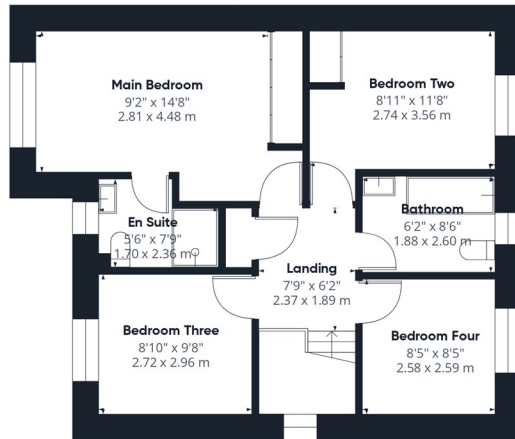
Garage
9'10" x 19'8"

Integral garage, ideal for further parking or storage.





Floor 0



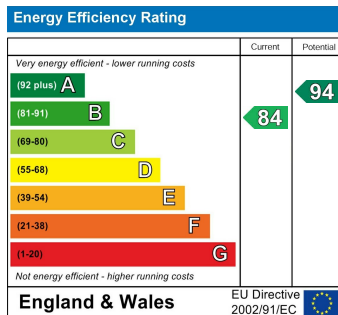
Floor 1

Approximate total area[®]
1246 ft²
115.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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