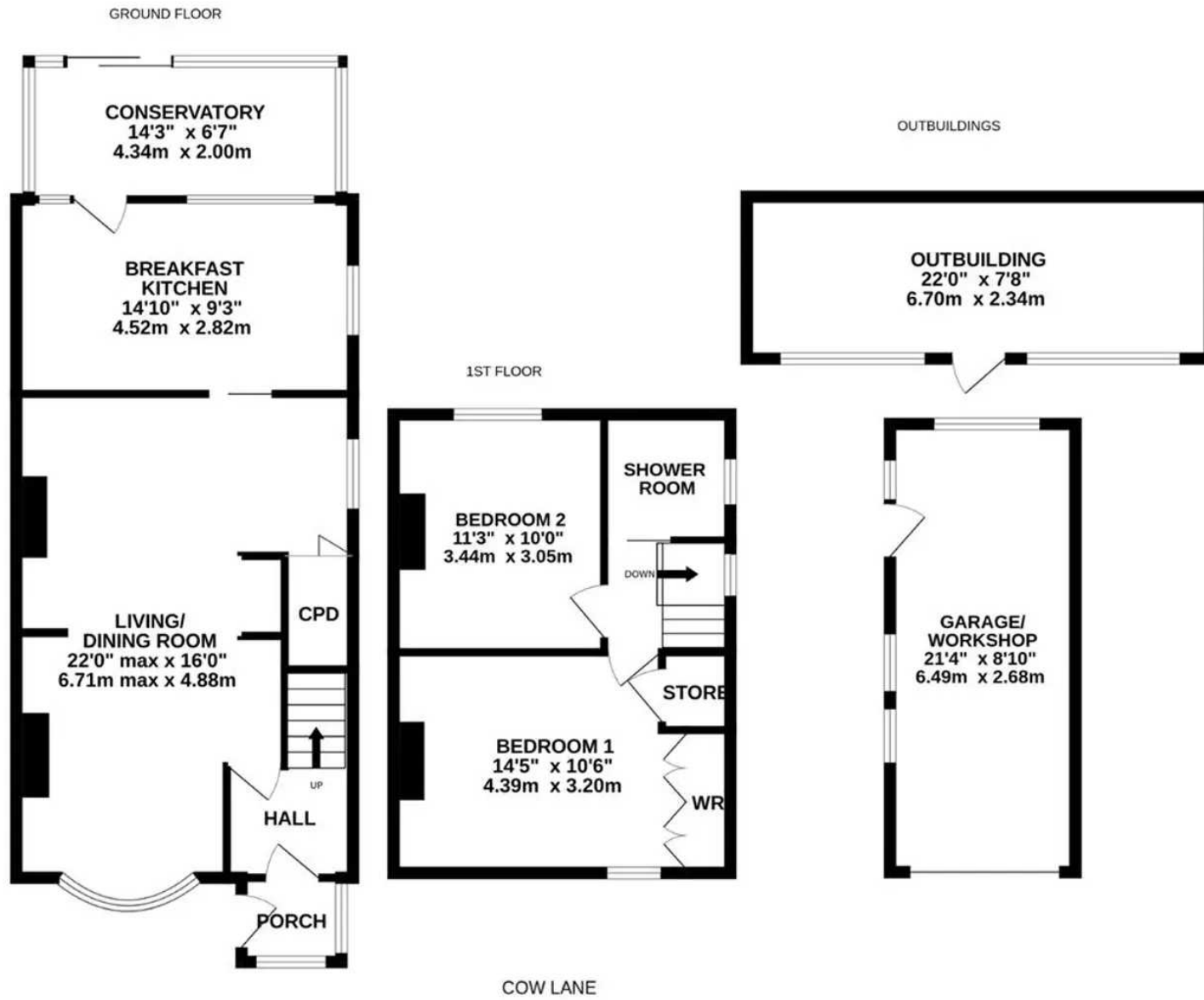




8 Cow Lane, Havercroft
Wakefield

Offers in Region of **£170,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Cow Lane

Havercroft, Wakefield

A MOST SPACIOUS, TWO BEDROOM SEMI-DETACHED HOME, OCCUPYING A GENEROUS PLOT WITH PLEASANT OPEN VIEWS ACROSS PLAYING FIELDS TO THE REAR. SITUATED IN AN ELEVATED POSITION AND LOCATED IN THE POPULAR RESIDENTIAL AREA OF HAVERCROFT.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A MOST SPACIOUS, TWO BEDROOM SEMI-DETACHED HOME
- OCCUPYING A GENEROUS PLOT WITH PLEASANT OPEN VIEWS ACROSS PLAYING FIELDS TO THE REAR
- LOCATED IN THE POPULAR RESIDENTIAL AREA
- BOASTING LOVELY LAWNED GARDEN TO THE FRONT, GARAGE/WORKSHOP AND A FURTHER OUTBUILDING
- THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN



GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a double glazed PVC door with leaded detailing from the side elevation into the entrance porch. There are double glazed windows to either side elevation and the front elevation which offers pleasant views across the property's front gardens and the entrance porch has a wall light point, a radiator, wall panelling and a double glazed PVC door with leaded detailing and obscured glass proceeds into the entrance.

ENTRANCE

The entrance features decorative coving to the ceilings, a central ceiling light point, and a decorative dado rail continues up the staircase rising to the first floor with wooden banister. There is a multi-panel timber and glazed door which proceeds into the open plan living dining room and there is a radiator.

OPEN PLAN LIVING DINING ROOM

As the photography suggests, this generous proportioned light and airy reception room enjoys a great deal of natural light which cascades through the dual aspect windows with a double glazed window with obscured glass to the side elevation and a double glazed bay window to the front elevation with leaded detailing and part stained glass inserts. The living area features a radiator, two wall light points and a large arched doorway proceeds into the dining area. The focal point of the room is the inglenook brick fireplace with decorative mantel surround and with an electric fire set upon a raised tiled hearth. The dining area is a light and airy space and features useful understairs pantry, decorative coving to the ceilings, and a central ceiling light point with ceiling rose. There is a multi-panel sliding door with obscured glazed inserts which proceeds into the breakfast kitchen and there is a radiator and a further internal window which provides borrowed light to and from the lounge and kitchen.



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BREAKFAST KITCHEN

The breakfast kitchen room features dual aspect windows to the side and rear elevations and from the window to the rear there are pleasant views across the property's





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