

MARSH & MARSH PROPERTIES

1A Westfield Terrace, Wakefield, WF1 3RD

£325,000



****ATTENTION ALL YOUNG/GROWING FAMILIES**** A FIVE-BEDROOM new build detached family home located less than a mile from Wakefield city centre, offering the perfect blend of modern style and practicality. This property boasts a contemporary design throughout, including a sleek kitchen and stylish bathrooms. The house has been completed to a high standard throughout including flooring, making this a property ready to move straight in with minimal fuss. Ideally situated within walking distance of Wakefield city centre, it also benefits from close proximity to highly regarded local schools and amenities. The ground floor comprises an inviting entrance hall, a modern kitchen, a convenient cloakroom, and an integral garage. On the first floor, you will find a spacious lounge, a family bathroom, a double bedroom, and two single bedrooms. The second floor features two generously sized double bedrooms, one with an en-suite and the other with its own W/C. Externally, the rear garden offers a private and low-maintenance outdoor space, complete with a stone patio and astro-turf areas, perfect for entertaining or relaxing. An internal inspection is highly recommended to fully appreciate everything this fantastic home has to offer.

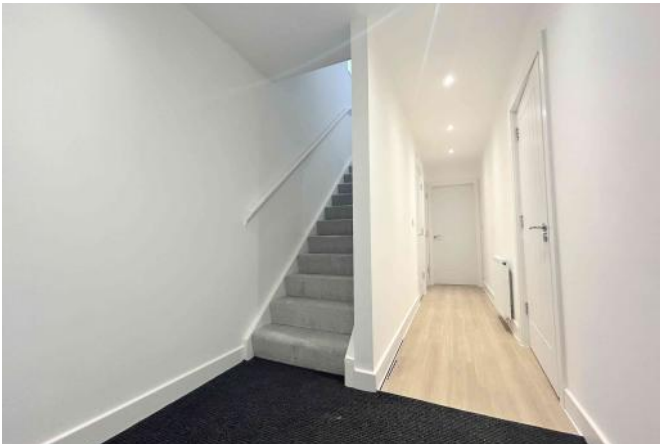
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ENTRANCE HALL



Enter the property via a UPVC door and into the entrance hall with secure access to the integral garage. The space also has useful storage cupboards, ceiling spotlights and a radiator.

CLOAKROOM



A useful cloakroom with a two-piece suite comprising of a low flush toilet, hand wash basin with splash back tiles, and a radiator.

KITCHEN 5.5 x 2.8m (18'0 x 9'2)



The kitchen is a contemporary and functional space, boasting a wide range of modern wall and base units that provide ample storage. An asterite sink is complemented by a brushed chrome mixer

tap for a sleek finish. Equipped with a built-in oven, hob, and extractor fan perfect for all your culinary needs, as well as the integrated Hotpoint dishwasher for effortless clean-up. There is also dedicated space for a tall fridge-freezer. The room is brightened by ceiling spotlights and natural light through the UPVC window and French doors, which open onto the rear garden, creating a seamless indoor-outdoor connection. A radiator completes this stylish and practical space.



LANDING

Stairs lead up from entrance hall to a landing with ceiling spotlights and a radiator.



LIVING ROOM 3.3 x 3.9m (10'9 x 12'9)



The lounge is a bright and inviting space, featuring a Juliet balcony that allows natural light to flood the room while providing a charming connection to the outdoors. A radiator completes the space.

BEDROOM THREE 3.3 x 3.0m (10'9 x 9'8)



A double bedroom with a radiator and a UPVC window.

BEDROOM FOUR 2.2 x 2.8m (7'2 x 9'2)

A single bedroom with a radiator and UPVC window.



BEDROOM FIVE/STUDY 2.2 x 2.0m (7'2 x 6'8)



A single bedroom with a radiator and a UPVC window.

BATHROOM 3.3 x 2.0m (10'9 x 6'8)



The bathroom boasts a modern three-piece suite, including a bath with a handheld shower above, a glass shower screen, and tiled walls. It also features a low-flush toilet and a wall-mounted sink unit with splashback tiles for a polished finish. The tiled flooring enhances the stylish design, while a chrome towel radiator adds functionality. Additional features include an extractor fan, ceiling spotlights for lighting, and a UPVC window that allows natural light to brighten the space.



LANDING

A landing with a UPVC window.

BEDROOM ONE



A double bedroom with a radiator and a UPVC window.

EN-SUITE



An en-suite with a three-piece suite comprising of a walk-in shower cubicle with handheld power shower, low flush toilet, and a hand wash basin with splash back tiles. Additional features consist of a chrome towel radiator, ceiling spotlights, an extractor fan, and a UPVC window.



BEDROOM TWO 3.3 x 4.4m (10'9 x 14'5)



A double bedroom with a radiator and a UPVC window.

W/C



A W/C with a low flush toilet, a wash basin with splash back tiles, and an extractor fan.

INTEGRAL GARAGE 3.2 x 6.1m (10'5 x 20'0)

An integral garage with an up and over garage door. There is power and light and the space is home to the combination boiler.

EXTERNAL

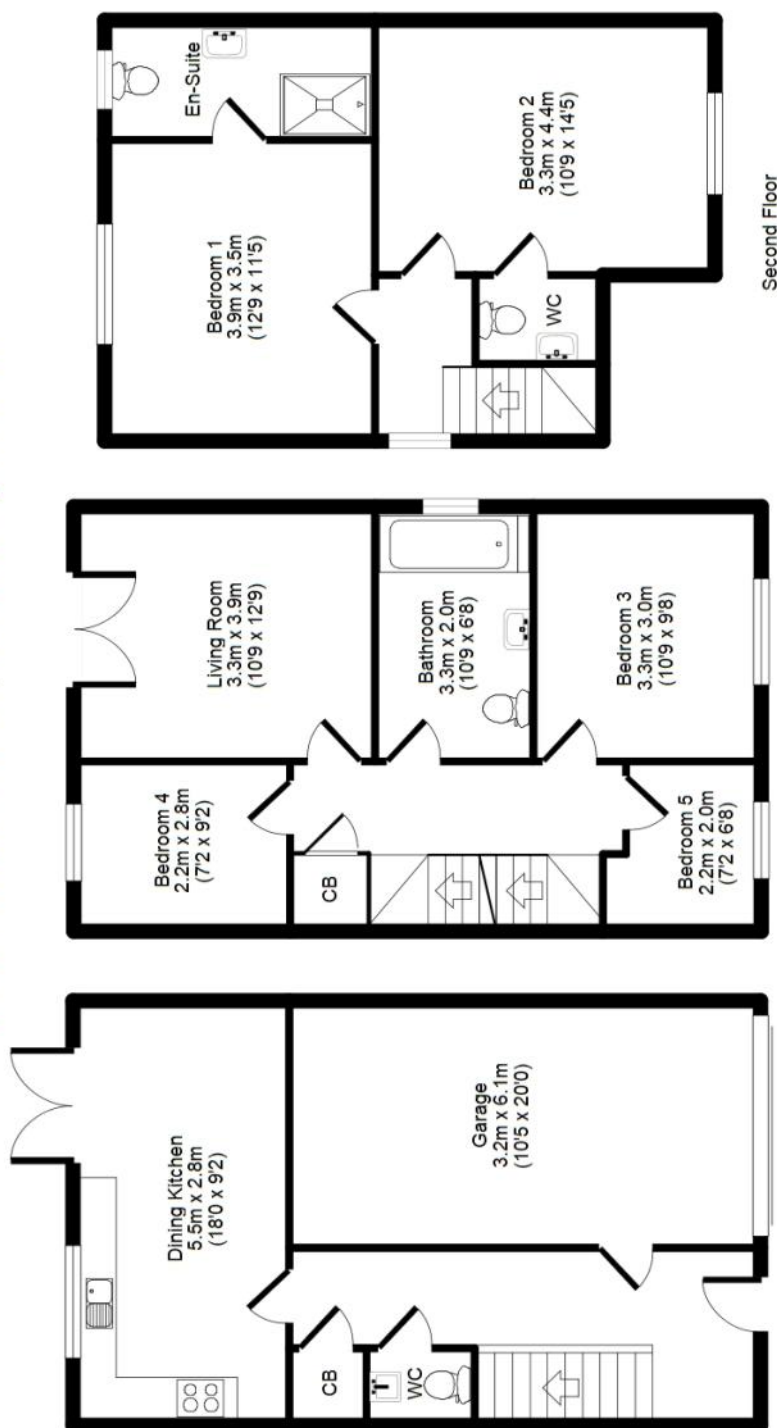
A low maintenance enclosed rear garden

with both a stone patio and astro-turf area.



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Ground Floor

First Floor

Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 138 sq. m / 1483 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty. (c) Marsh & Marsh Properties

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