

3 BEDROOMED HOUSE WITH GARAGE TO LET

Vickers
carnley



192 Leeds Road, Outwood, WF1 2HR

- 163.98 sq m
- Secure rear garden
- Garage included
- Newly decorated and flooring throughout
- Local amenities nearby
- Close to public transport routes
- 1 dog and 1 cat allowed
- Various schools within 1 mile



DESCRIPTION

This is a well appointed 3 bedroom house with a kitchen, dining room, lounge, master bedroom, rear bedroom and small bedroom plus a bathroom with a shower over the bath.

The ground floor is laminated throughout and the first floor is newly carpeted in grey and decorated in white. Heating is by way of a gas hot water system and fitted gas fire to the living room. Feature fireplaces in most of the rooms. UPVC double glazed throughout

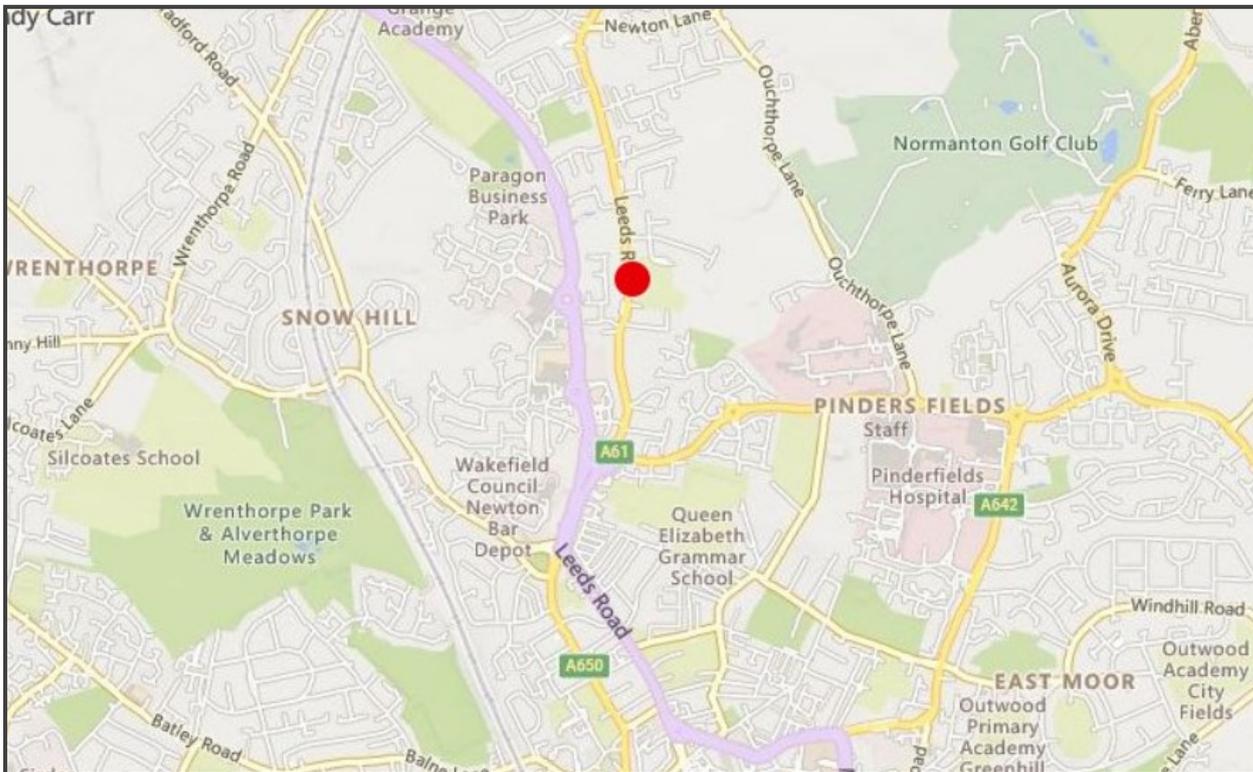
The landlords have recently refurbished the property with a full redecoration and new flooring throughout. Newly installed fencing has been fitted to the rear garden area.

Tenants are responsible for providing their own appliances. The landlord will allow 1 dog and 1 cat.

LOCATION

The property is situated on Leeds Road which is the main road through Outwood.

Outwood is situated between Wakefield and Leeds making this a very practical location for commuting. Schools are available nearby and the property is close to a bus stop where the 110 bus route from Wakefield to Leeds runs frequently.



RENTAL

£850 per calendar month

DEPOSIT

£980

LEASE

The property is offered by way of an assured short hold tenancy agreement for an initial period of 6 months.

ACCOMODATION

Entrance Hallway

UPVC white double glazed door to the hallway. Grey laminate flooring. White painted walls. Open staircase to the first floor with newly fitted grey carpet. Storage cupboard housing the gas central heating boiler.

Lounge - 3.7m x 3.7m = 13.69 sq m

Fully decorated with white walls and grey laminate flooring. The lounge benefits from good natural light and secondary heating via a feature gas fireplace.

Dining Room - 3.6m x 3.2m = 11.52 sq m

The grey laminate flooring runs from the lounge into the dining room with white walls and a second featured gas fireplace.

Kitchen - 2.3m x 2.6m = 5.98 sq m

The kitchen cabinets are light beige fitted wall and base units with dark grey marble effect work tops. There is a plumbed space for a fridge and washing machine. Freestanding indesit gas oven with hob. The grey laminate flooring and white walls continue throughout.

Small bedroom front - 2.3m x 2.5m = 5.75 sq m

Fully decorated with grey carpet and white walls.

Master bedroom - 3.7m x 3.2m = 11.84 sq m

The grey carpet continues through into the master bedroom and all walls are painted white. There is a curtain pole in situ as well as a new light pull cord. Feature fireplace

Back bedroom - 3.6m x 3.2m = 11.52 sq m

The back bedroom has white walls and grey carpet. There is also a feature fireplace.

Bathroom - 1.4m x 2.1m = 2.94 sq m

The bathroom has white tiles with a two piece suite containing a wash basin, bath with over head electric shower and fitted pole ready for a shower curtain to be fitted. Wood effect laminate flooring.

Separate Toilet

White toilet with wood effect laminate flooring. Wood panelling to the bottom half of the walls.

Garden - Approx 13.8m x 7.3 = 100.74 sq m

Grassed garden area to the front of the property with steps to the front entrance.

The rear garden is fully enclosed with a recently reseeded lawn area. Newly fitted fencing. Patio area to the front and rear of the garden.

Total area = 163.98 sq m



COUNCIL TAX

Wakefield Band B

FURTHER INFORMATION

No smoking.

The landlord will allow 1 dog and 1 cat.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Emily Rogerson or Jason Schofield will be pleased to assist.

Please call our office on 01924 291500 to arrange a viewing.

192 Leeds Road WAKEFIELD WF1 2HR	Energy rating D
Valid until 26 January 2032	Certificate number 2834-0006-5209-6102-3204

Property type

Semi-detached house

Total floor area

87 square metres

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated April 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.