

Victoria Close | City Fields | WF1 4GD

Offers Over £275,000 Three bedroom semi-detached house | Council Tax Band C | EPC Rating B

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\*\*\*THREE BEDROOM SEMI-DETACHED. BEAUTIFULLY PRESENTED BY THE CURRENT OWNERS. SUMMERHOUSE/BAR\*\*\*

Located on the ever popular City Fields development just on the outskirts of Wakefield city centre, this development has been popular since its original build due to its close proximity to the M62 motorway, Pinderfields Hospital and ease of access into Wakefield city centre.

The property itself comprises; a generous modern fitted dining/kitchen with French doors, lounge with a feature slate wall. On the first floor there are three generous bedrooms, one with an en-suite and a house bathroom.

A beautiful landscaped garden to the rear, summerhouse/workspace/bar and a driveway to the front.

### **Ground Floor**

### **Entrance Hall**

Entrance door leading into the hallway with door leading to lounge and ground floor WC.

#### WC

Comprising; a two piece suite, vanity wash hand basin, low flush W.C, and half tiled walls.

# Lounge 5.27m x 5.24m (17'3" x 17'2")

Having solid wood flooring, a slate chimney breast wall with a feature fireplace which has a log effect fire, central heating radiator, T.V point, paneling to the walls, double-glazed window, a storage cupboard and stairs to the first floor.

# Kitchen/Dining Room 3.08m x 5.24m (10'1" x 17'2")

Fitted with ample wall and base units, worktops and a sink with mixer taps. Built-in oven, hob and extractor over, built-in fridge/freezer, plumbed for a washing machine and tumble dryer space. Tiled splashback kick board lighting, tiled floor, double-glazed window, central heating radiator, TV point and French doors leading to the rear garden.

#### First Floor

### Landing

With a built-in storage cupboard, double-glazed side window and doors to all bedrooms and the house bathroom.

## Bedroom 1 3.07m x 3.44m (10'1" x 11'3")

Double-glazed window to the rear, built-in wardrobes, feature slate wall over the bed area and a central heating radiator.

### **En-suite Shower Room**

With walk-in shower unit, vanity wash hand basin with a mirror unit above and a low flush W.C,. Tiled floor and part tiling to the walls, ladder towel rail and a double-glazed window.

## Bedroom 2 3.04m x 2.94m (10'0" x 9'8")

With a feature ceiling with built-in 'twinkle' lighting, central heating radiator and a double-glazed window.

## Bedroom 3 2.73m x 2.20m (8'11" x 7'3")

Having a feature tiled wall, built-in mirror and lighting, double-glazed window and a central heating radiator.

# Bathroom 2.14m x 1.70m (7'0" x 5'7")

Comprising a three piece suite; panelled bath with shower over, vanity wash hand basin and a low flush W.C,. Part tiled walls and fully tiled floor.

#### External

To the front is a good size drive that runs to the right hand side of the property and to the rear is a beautiful landscaped garden, with a 'York stone' paved patio raised area with a sleeper border and 'Astro' turf, pagoda and a decking area. There is an additional summer house which has been converted to a bar area and a workstation by the current owners.

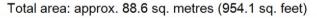












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