



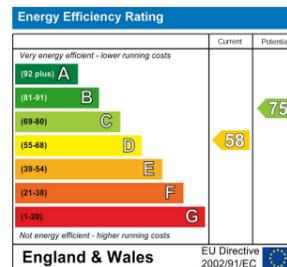
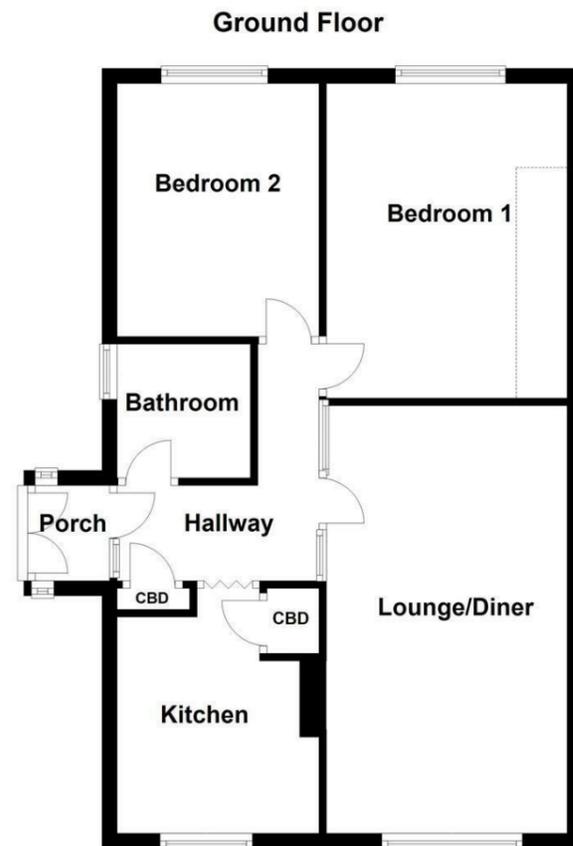
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### 34 Grampian Avenue, Wakefield, WF2 8JZ

For Sale Freehold £250,000

Nestled into a cul-de-sac location is this two bedroom detached bungalow benefiting from good size rooms, ample off road parking and an enclosed rear garden. This is certainly not a property to be missed.

The accommodation fully comprises of side porch, inner hallway, bedrooms, lounge diner, kitchen, bathroom and storage cupboard. To the front of the property the garden mainly features planted areas with walled surround, concrete driveway leading to an iron gate and to the rear garden providing off road parking for up to five vehicles to the detached garage with manual up and over door and into the rear garden. The rear garden is mainly block paved with planted features and timber fence surround.

Available with no chain involved and vacant possession, in need of some slight modernisation this property has great potential and would make an ideal home for a range of buyers. Only a full internal inspection will show what this property has to offer. An early viewing comes advised to avoid disappointment.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

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## ACCOMMODATION

### ENTRANCE PORCH

UPVC double side doors leading into the porch. Surrounded with UPVC double glazed windows to the side. UPVC double glazed frosted window into the hallway, UPVC double glazed frosted pane door leading into the hallway,

### HALLWAY

8'9" x 10'6" max x 4'7" min [2.68m x 3.21m max x 1.4m min]

Central heating radiator, loft access, doors to the storage cupboard, bedrooms, bathroom/w.c., lounge diner and a folding door into the kitchen. Two sets of frosted pane windows looking into the lounge diner.

### LOUNGE DINER

18'8" x 10'5" [5.69m x 3.2m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front, electric fire with marble hearth, surround and mantle.

### KITCHEN

10'8" max x 9'4" min x 10'0" max x 2'9" min [3.27m max x 2.86m min x 3.07m max x 0.85m min]

UPVC double glazed window to the front, central heating radiator, door into storage cupboard housing the boiler. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with stainless steel mixer tap, space and plumbing for a cooker, space and plumbing for an undercounter washing machine, part tiled walls.



### BEDROOM ONE

15'9" x 10'6" [4.81m x 3.22m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling, a set of fitted wardrobes and dressing table.



### BEDROOM TWO

10'0" x 10'0" [3.07m x 3.07m]

Central heating radiator, UPVC double glazed window to the rear.

### HOUSE BATHROOM/W.C.

6'10" x 5'4" [2.09m x 1.64m]

Central heating radiator, frosted UPVC double glazed window to the side, low flush w.c., pedestal wash basin with stainless steel tap, bath with stainless steel tap and a overhead shower attachment. Fully tiled.



### OUTSIDE

To the front of the property there is a concrete driveway which leads up to an iron gate and continues to the single detached garage with manual up and over door, personal door for

access and UPVC double glazed window. The concrete driveway provides off road parking for five vehicles. To the front there are planted features with walled surround. To the rear the garden is mainly block paved with several planted features and both timber fence and wall surround.



### COUNCIL TAX BAND

The council tax band for this property is C.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.