

WAKEFIELD | **OSSETT** | **HORBURY**
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16 Burkill Street, Wakefield, WF1 5PA

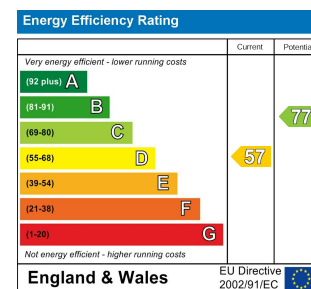
For Sale Freehold £200,000

Well presented throughout is this two bedroom mid terrace property benefitting from an additional occasional/loft room with potential to be a further bedroom subject to consent, recently retiled roof and low maintenance rear garden.

The property briefly comprises of the entrance hall, dining room, living room and kitchen. The first floor landing leads to two good sized bedrooms and the house bathroom/w.c. with stairs leading to the occasional/loft room located on the second floor. Outside to the front is a buffer garden with planted features and a pathway leading to the front door. To the rear is a block paved courtyard, perfect for outdoor dining and entertaining, enclosed by walls and timber fencing.

The property is well placed to local amenities including shops and schools within walking distance. Main bus routes run to and from Wakefield city centre, which is only a short distance away. For those who wish to commute further afield, Sandal & Agbrigg train station is nearby.

This property would make an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer and an early viewing is highly 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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Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

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

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, central heating radiator, stairs to the first floor landing and door through to the dining room.

DINING ROOM

12'4" x 12'1" [3.78m x 3.7m]

Set of UPVC double glazed French doors with shutters leading out to the rear garden, doors to understairs storage and kitchen. An opening into the living room, coving to the ceiling, central heating radiator and log burning stove with stone hearth, surround and partial mantle.



LIVING ROOM

11'10" x 11'10" [3.62m x 3.63m]

UPVC double glazed bay window with shutters to the front, coving to the ceiling, ceiling rose and central heating radiator.



KITCHEN

12'4" x 7'2" [3.77m x 2.2m]

Range of wall and base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back, downlighting and kick board lighting, integrated oven and four ring gas hob with stainless steel extractor hood above, integrated fridge freezer, space and plumbing for a washing machine and tumble dryer. Underfloor heating, the boiler is housed in this room, two UPVC double glazed windows and UPVC double glazed frosted door leading out to the rear.

FIRST FLOOR LANDING

Coving to the ceiling and door leading to two bedrooms and the house bathroom.

BEDROOM ONE

11'9" x 14'4" [3.6m x 4.38m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and fitted storage units incorporating a double

drawer seated chest between two full length wardrobes. TV aerial and power point above.



BEDROOM TWO

12'1" x 9'8" [max] x 5'9" [min] [3.7m x 2.96m [max] x 1.77m [min]]

Decorative cast iron fireplace, central heating radiator, UPVC double glazed window to the rear, coving to the ceiling and door providing access to the stairs leading to the occasional/loft room. TV aerial and adequate power points in the room.



BATHROOM/W.C.

12'4" x 7'1" [max] x 4'2" [min] [3.76m x 2.17m [max] x 1.28m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Separate shower cubicle with glass shower screen, overhead shower and shower head attachment. LED ceiling spotlights, extractor fan and fully tiled.



OCCASIONAL/LOFT ROOM

14'9" x 17'11" [max] x 7'4" [min] [4.5m x 5.48m [max] x 2.26m [min]]

Could be used for a variety of purposes. Two Velux skylights, two central heating radiators and access to the storage eaves.



OUTSIDE

To the front of the property there is a buffer garden with planted features and walls surrounding with a paved pathway leading to the front door. To the rear is a low maintenance block paved courtyard, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

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

EPC RATING

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