



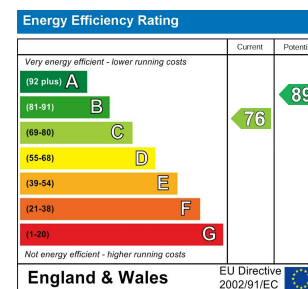
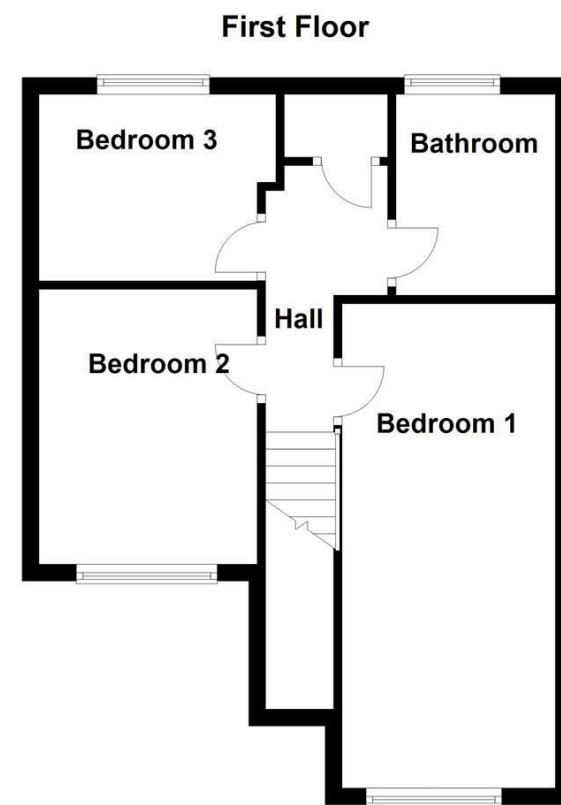
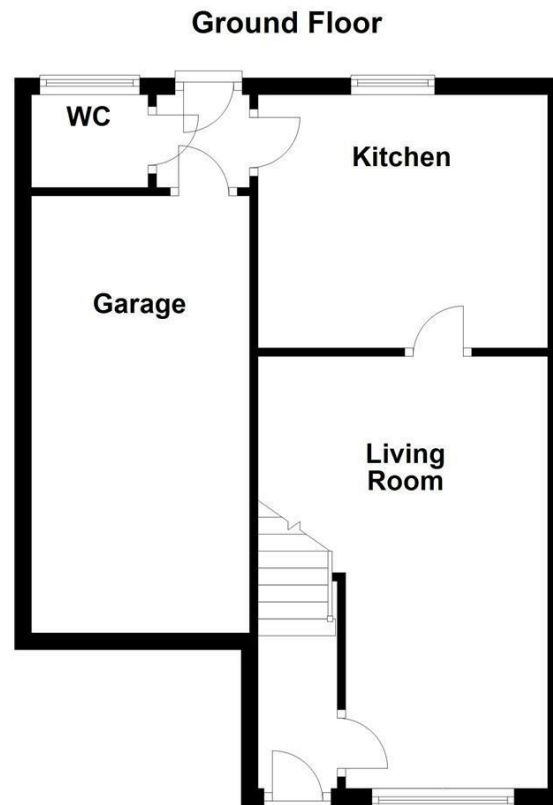
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1 Beachill Crescent, Havercroft, Wakefield, WF4 2FB

For Sale Freehold £165,000

Occupying a corner plot position in a cul-de-sac location is this well presented three bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen, downstairs w.c. and integral garage. The first floor landing leads to three bedrooms and house bathroom/w.c. Externally to the rear there is a lawned garden surrounded by timber fencing with driveway parking to the side providing off road parking for two vehicles.

The property is ideally located for all local shops and amenities including local schools, whilst only being a short drive away from surrounding towns such as Wakefield for those looking to commute further afield.

Ready to move into, this property would make a fantastic home for the first time buyer, couple or family and a viewing is highly recommended.

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

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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.

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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, staircase to the first floor landing and door to the living room.

LIVING ROOM

16'10" x 11'3" [5.14m x 3.45m]

UPVC double glazed window to the front elevation, central heating radiator and door to the kitchen.



KITCHEN

11'5" x 9'10" [3.48m x 3.00m]

UPVC double glazed window to the rear elevation, central heating radiator. Fitted kitchen with wall and base units for storage with wood effect laminate work tops, integrated

hob with oven and cooker hood. Space for a fridge/freezer, space for a washing machine, partial tiled splash back and door to the rear UPVC entrance door which in turn provides access to the integral garage and downstairs w.c.

W.C.

4'7" x 3'2" [1.41m x 0.99m]

UPVC double glazed window to the rear elevation and central heating radiator. Two piece suite comprising low flush w.c. and wash hand basin with tiled splash back.

GARAGE

8'6" x 16'2" [2.6m x 4.95m]

Door to the front and currently used for storage.

FIRST FLOOR LANDING

Access to three bedrooms, house bathroom and built in storage cupboard housing the boiler.

BEDROOM ONE

19'0" x 8'2" [5.8m x 2.49m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage under the eaves.



BEDROOM TWO

10'9" x 8'9" [3.30m x 2.67m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

10'2" x 7'1" [max] [3.11m x 2.17m [max]]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

6'11" x 6'2" [2.11m x 1.89m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising hand held shower

attachment over the bath, wash hand basin and low flush w.c. Chrome style ladder radiator.



OUTSIDE

The property occupies a corner plot with low maintenance lawn to the rear with fencing surrounding leading to a side gate with pebbled driveway providing off road parking for up to two cars.



COUNCIL TAX BAND

The council tax band for this property is B.

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.