



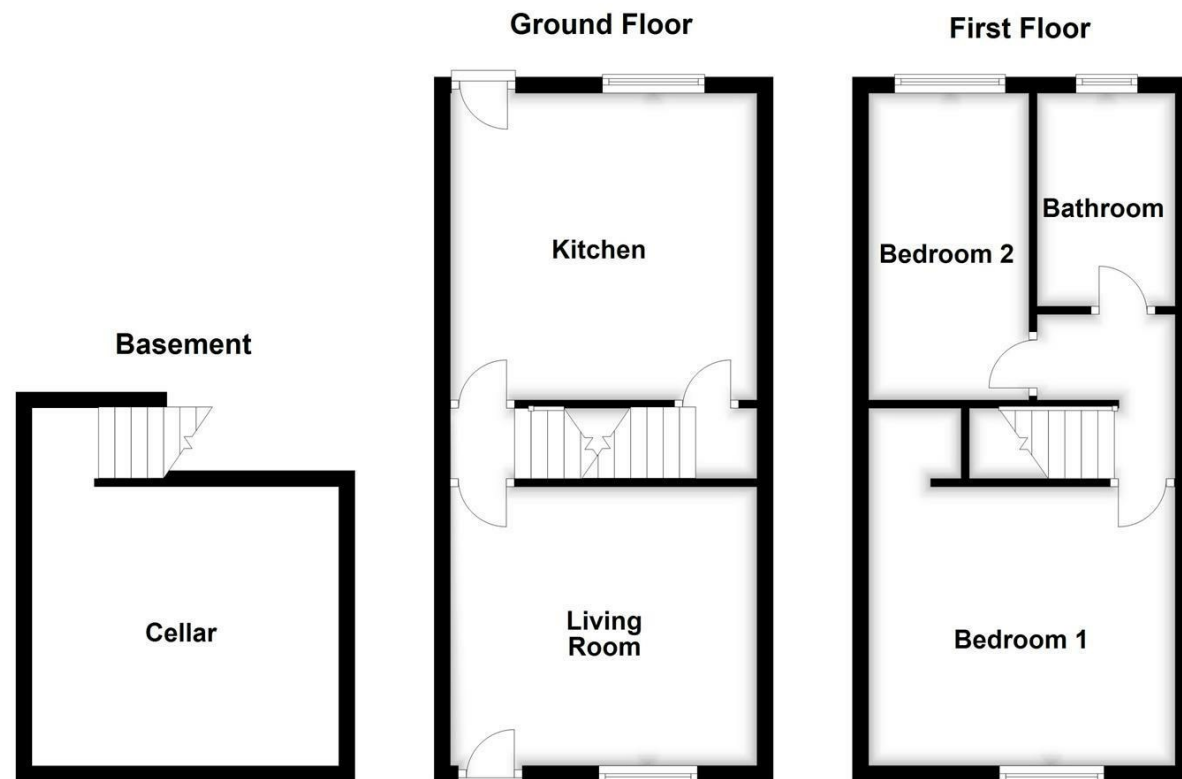
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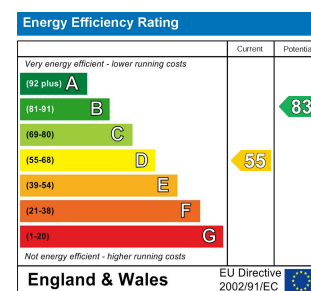
25, Henry Street, Wakefield, WF2 9NX

For Sale Freehold £125,000

A well proportioned two bedroom traditional terrace, with a lovely rear garden in a highly accessible location, has been thoughtfully updated to include all necessary electrical upgrades to meet building regulations, gas safety certification, and a new boiler installed in recent years.

With a gas fired central heating system and sealed unit double glazed windows, this well proportioned property is approached via a front door that opens into a well proportioned living room that overlooks the front of the property and has a feature fireplace. An inner hallway has the stairs to the first floor and leads through into a dining kitchen, fitted with a good range of modern units and having views over the back garden. A useful storage cellar provides valuable additional space. Whilst up to the first floor, the principal bedroom is situated to the front with a second bedroom to the rear, as well as the bathroom fitted with a modern white and chrome three piece suite. Outside, the property on street parking to the front. Whilst to the rear there is an enclosed garden.

The property is situated in this popular residential area on the fringe of the city centre of Wakefield within easy reach of a good range of local shops, schools and recreational facilities. The city centre itself offers a broader range of amenities with a mainline railway station and ready access to the national motorway network.



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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CONVEYANCING

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ACCOMMODATION

LIVING ROOM

12'5" x 11'5" [3.8m x 3.5m]

UPVC front entrance door, window to the front, central heating radiator and feature fireplace with fitted electric fire.



INNER HALLWAY

Stairs to the first floor.

DINING KITCHEN

12'9" x 12'9" [3.9m x 3.9m]

Range of light wood grain effect wall and base

units with contrasting dark laminate work tops incorporating stainless steel unit. Four ring stainless steel gas hob with filter hood over, built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Window and UPVC door to the rear. Stone paved floor, central heating radiator and door to the cellar head.

CELLAR

12'9" x 12'9" [3.9m x 3.9m]

Useful cellar storage room.

FIRST FLOOR LANDING

Access to two bedrooms and house bathroom.

BEDROOM ONE

12'9" x 11'5" [3.9m x 3.5m]

Window to the front, central heating radiator and useful overstairs storage room.



BEDROOM TWO

12'9" x 6'6" [3.9m x 2.0m]

Window overlooking the back garden and central heating radiator.

BATHROOM/W.C.

8'6" x 5'6" [max] [2.6m x 1.7m [max]]

Fitted with a three piece white and chrome suite comprising corner bath with shower over, vanity wash basin with cupboards under and low suite w.c. Frosted window to the rear, tiled walls, central heating radiator and extractor fan.



OUTSIDE

To the front the property is street lined. Whilst to the rear there is an enclosed garden, gravelled for low maintenance with specimen tree.



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.