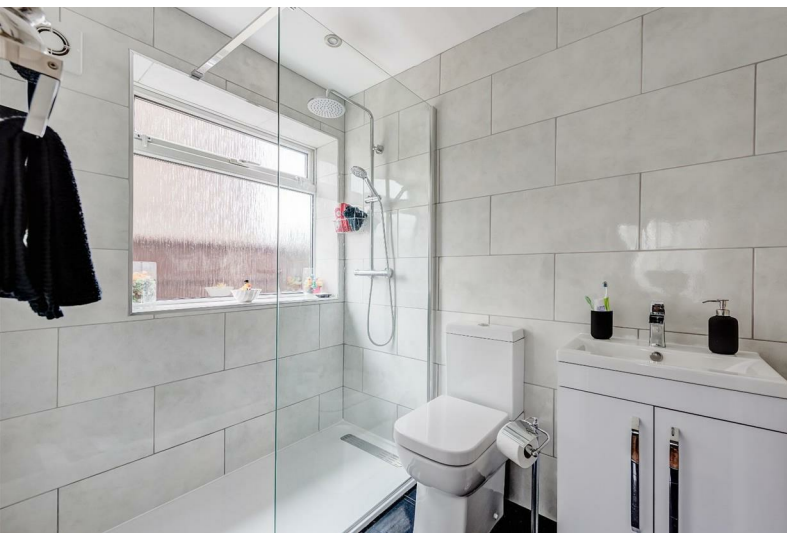




# 44 Lennox Drive

, Wakefield, WF2 8LW

**Guide price £230,000**



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## GUIDE PRICE £230,000-£240,000

This two bedroom semi detached dormer bungalow is on the market with NO CHAIN! Including, kitchen, lounge, dining room, bathroom, two bedrooms, garage, driveway, front and rear gardens.

Situated on Lennox drive in the popular residential area of Wakefield amenities such as schools, supermarkets, restaurants, pubs and Wakefield centre are all close by. The motorway links are ideal for commuters with the m1 Junction being a short drive away providing access to Sheffield, Barnsley and Leeds.

FREEHOLD  
COUNCIL TAX BAND C

### Entrance Hallway

External door into the hallway. Stairs leading to the first floor landing and doors into the bathroom and lounge. Built in storage cupboard.

### Bathroom

Recently fitted walk in shower, WC and vanity storage sink. Side facing window.

### Lounge

Rear facing window, Feature fireplace with fire. Door into the kitchen.

### Dining Area

Front facing window, space for a dining table and chairs.

### Kitchen

Wall and base units with integral fridge freezer. Space for washing machine, oven, hob with extractor fan and sink with drainer. Rear facing window and external door onto the driveway. Breakfast bar with space for stools.

### Bedroom One

Front facing window. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Garage

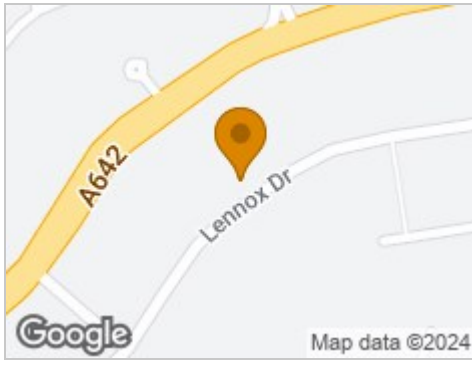
Up and over door.

### Exterior

To the front of the property there is a lawn and driveway for several cars. To the rear of the property there is a lawn and patio with access to the garage.



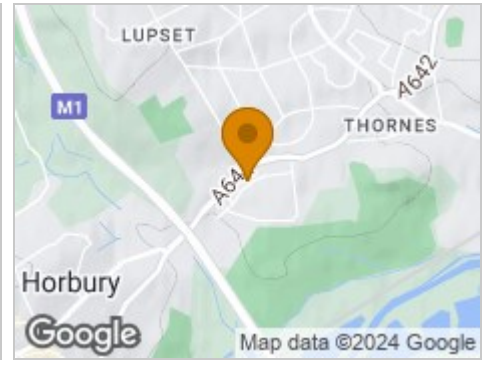
## Road Map



## Hybrid Map



## Terrain Map



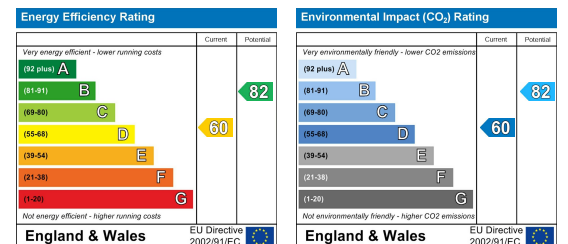
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.