

## 22 Charles Avenue, Outwood, Wakefield

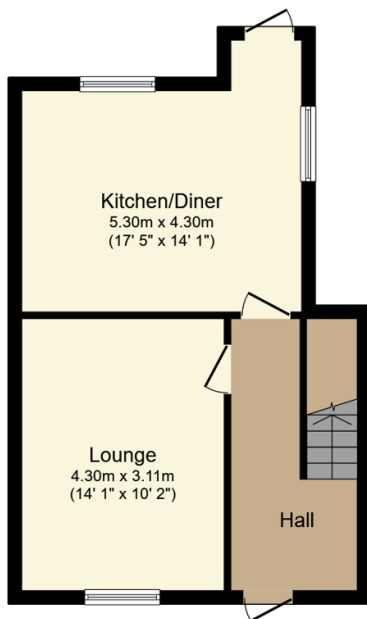
Offers In Region Of £210,000

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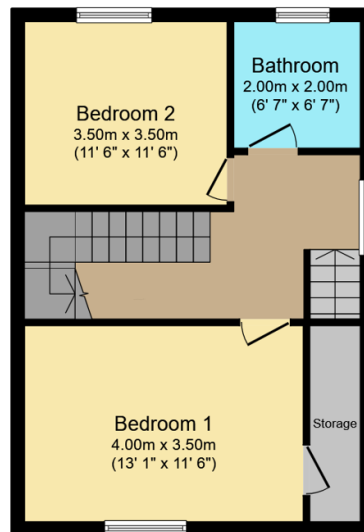


Ref GC0175. Here's a real summer gem for you. Set at the top of a quiet cul de sac in Central Outwood we have for sale a superbly decorated and maintained two bed family home with an additional attic space that could be adapted for different uses. It is semi detached and has a great fully fitted kitchen with integrated equipment plenty of storage space and room for a table and chairs. Two large windows allow loads of light in and it is attractive and modern. Down a spacious hallway you have a good size lounge ideal for nights in or entertaining friends and family. Upstairs on the first floor two double bedrooms with built in storage plus a modern family bathroom attractively tiled and comprising bath with modern overhead shower plus shower screen, Wc and sink. On the upper floor the attic has been transformed into a useful light bright room with a large velux window. To the front is a good size garden and to the rear you have the same ideal for sunny evenings. Great Home all-round

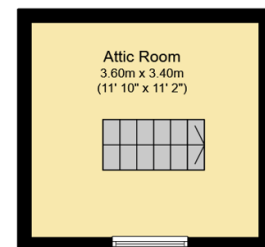
- Superb Two Bedroom Family Home
- Ready to move in on completion
- Modern attractive fully fitted kitchen diner
- Spacious light bright lounge
- Two double bedrooms with modern fitted wardrobes
- Attractive modern bathroom
- Really useful attic room
- Great Location and Transport Links
- Excellent outside space
- No chain going forward.



**Ground Floor**  
Floor area 39.6 m<sup>2</sup> (426 sq.ft.)



**First Floor**  
Floor area 41.9 m<sup>2</sup> (451 sq.ft.)



**Second Floor**  
Floor area 12.2 m<sup>2</sup> (132 sq.ft.)

**TOTAL: 93.7 m<sup>2</sup> (1,009 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io