



3 Bed
Bungalow - Semi Detached
located in

322 Batley Road
Wakefield
WF2 0AW



Asking price £275,000

Wynn & Co Sales and Lettings are delighted to offer for sale this immaculate, and spacious, three double bedroom semi detached bungalow, with a house bathroom and ensuite shower room.

Located in a popular and convenient position on the North side of Wakefield city centre, within easy reach of local amenities including local shops and good bus routes, yet for those travelling further afield easy access to the motorway network and train stations.

The accommodation briefly comprises:- side entrance hall with large storage cupboard, spacious living room with front patio door onto a decked seating area, extending the living outdoors. Breakfast kitchen with dual aspect views and breakfast bar, two double bedrooms, one with fitted wardrobes and a family bathroom. Staircase then leads off the living room to a fantastic bedroom with 'Velux' style roof windows to both the front and rear aspects, good storage and an ensuite shower room.

Externally there are low maintenance gardens to both the front and rear, with a long side driveway and a detached garage.

Entrance Hall

UPVC double glazed side door recessed into the bungalow to provide shelter, opens into a spacious hallway with laminate wood flooring, central heating radiator, and a large storage cupboard, which also houses the central heating combi boiler.

Living Room

15'10" x 10'11"

Large cast iron style fireplace as feature set to chimney breast, central heating radiator and coving to the ceiling. Floor to ceiling UPVC double glazed front windows and patio door which opens onto a decked seating area extending the living space outside.

Breakfast Kitchen

11'0" x 9'5"

Fitted with a range of cream fronted units to both high and low levels, complimented with 'granite' effect laminate worktops and tiled splashbacks. Inset stainless steel one and half bowl sink unit with an extendable mixer tap, four ring gas hob with stainless steel extractor hood over and an integrated electric oven. Fitted breakfast bar to match worktops, plumbing for washer and space for tall free standing fridge freezer. Laminate flooring, coving to the ceiling and dual aspect views with three UPVC double glazed windows to the front and sides.

Bedroom Two

10'11" x 10'11"

Double bedroom with coving to the ceiling and central heating radiator under UPVC double glazed window to the rear aspect.

Bedroom Three

9'4" x 7'8"

Third double bedroom with laminate wood flooring, fitted wardrobes and bedhead units, coving, central heating radiator and UPVC double glazed sliding patio doors onto the rear garden.

Bathroom

6'3" x 5'5"

Furnished with a white suite comprising a modern panelled rectangular bath with shower screen and electric shower over, low level WC and pedestal wash hand basin. Tiling to walls, central heating radiator and UPVC double glazed side window with frosted glass.

Stairs and Landing

Return staircase leads out of the living room to a large double bedroom.

Bedroom One

16'7" x 10'11" max

Fantastic double bedroom with 'Velux' style windows to both the front and rear aspects, beamed ceilings as feature, central heating radiator and large storage cupboard. Access to eaves for further storage and internal door to ensuite shower room.

Ensuite Shower Room

Furnished with a white suite comprising a corner shower cubicle with mains shower, low level WC and pedestal wash hand basin. Panelling to walls and 'Velux' style roof window to the front aspect.

Exterior

Stone built front boundary wall with a low maintenance, decorative, flagged and pebbled front garden, also having raised decked seating



area tucked into the recess. Long flagged side driveway leads to a detached garage at the rear and gated access into the rear garden. The rear garden is again set out for low maintenance with artificial grass, flagged and decked seating areas, and a shrubbed border.







322 Batley Road, Wakefield, WF2 0AW



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

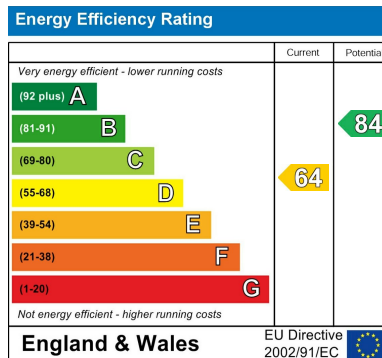
1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



THREE BEDROOM SEMI DETACHED CHALET STYLE BUNGALOW

TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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