



2 Bed  
House - Mid Terrace  
located in Charlston Common

147 Weeland Road  
Sharlston Common  
Wakefield  
WF4 1EB



Asking price £135,000

Wynn & Co Sales and Lettings are delighted to offer for sale this extended two bedroom mid terrace house, in a village location, nestled between Pontefract & Wakefield, with local amenities including shops and schools. Commuter links close by include the M62 with junction 31 approximately 10 minutes away.

The accommodation briefly comprises:- entrance porch, spacious living room, inner hall, dining room with storage and a kitchen extension off. Stairs and landing lead off the inner hall to a double bedroom, extended second bedroom and family bathroom.

Externally there is a front buffer garden and rear flagged courtyard style garden, with access road and garage.

### Entrance Porch

UPVC double glazed front entrance door opens into a brick built porch with UPVC double glazed side window, laminate flooring and further UPVC double glazed internal door to the living room.

### Living Room

13'1" x 12'3"

Feature living flame effect gas fire set into the chimney breast, central heating radiator, coving to the ceiling and UPVC double glazed window to the front aspect.

### Inner Hall

Inner hall with staircase leading off.

### Dining Room

12'2" x 8'2"

Second reception room currently used as a dining room with useful understairs storage cupboard, coving to the ceiling and central heating radiator.

### Kitchen

10'10" x 6'6"

Fitted with a range of units to both high and low levels complimented with laminate worktops and matching splashbacks. Inset stainless steel sink unit with mixer tap, fitted four ring gas hob with oven under and extractor hood over, plumbing for washer and space for tall free standing fridge freezer. UPVC double glazed rear window and UPVC double glazed external rear door.

### Stairs and landing

Staircase leads off the inner hall to a landing area with doors off to bedrooms and bathroom.

### Bedroom One

12'3" x 9'10" max

Double bedroom with fitted mirror fronted double wardrobe to chimney breast recess, central heating radiator, coving to the ceiling and UPVC double glazed window to the rear aspect.

### Bedroom Two / Dressing Room

8'2" x 6'0"

Single bedroom or dressing room with central heating radiator and access to continued bedroom extension.

### Bedroom Two Extension

10'9" x 6'4"

Open from bedroom two/dressing room with UPVC double glazed window to the rear aspect.

### Bathroom

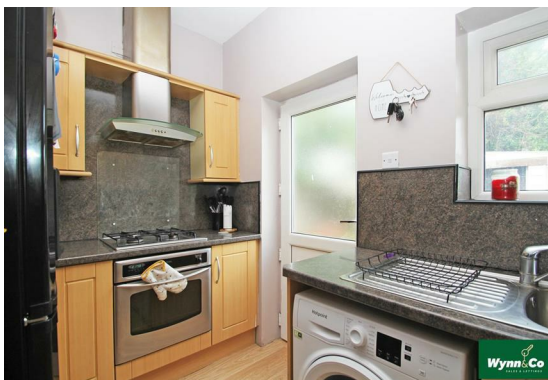
8'2" x 5'8"

Furnished with a white suite comprising a modern panelled rectangular bath with central chrome tap fittings and shower attachment. Low level WC, pedestal wash hand basin and mosaic effect splashback tiling to the bath and wash basin. Storage cupboard.

### Exterior

Front pebbled garden with brick built boundary wall and gated access. Flagged rear garden area and a detached garage with access road.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be



asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

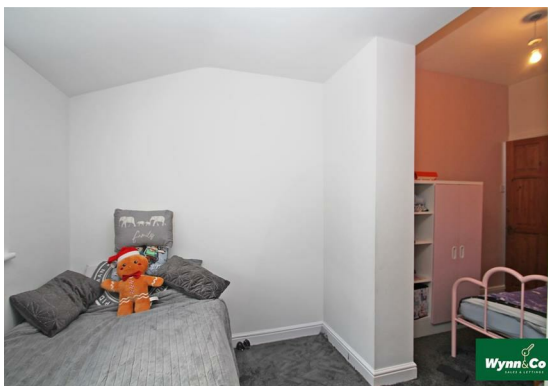
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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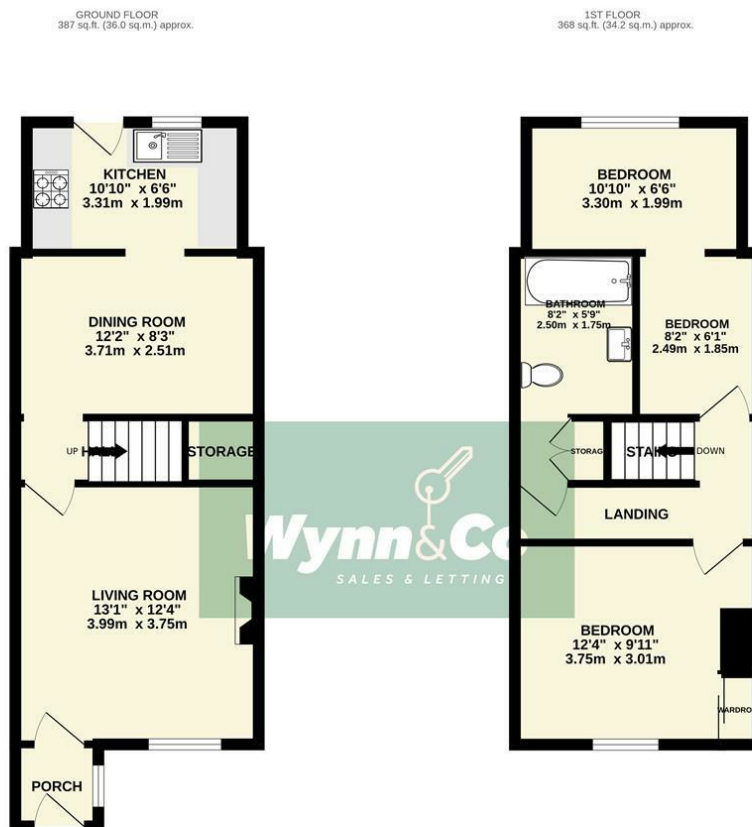
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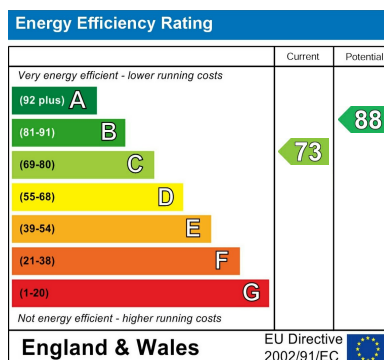




EXTENDED TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 755 sq.ft. (70.1 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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