

2 Bed
House - Semi-Detached
located in Havercroft

32 Regina Crescent
Havercroft
Wakefield
WF4 2ER



Asking price £135,000

Nestled in the charming area of Havercroft, Wakefield, this delightful semi-detached home on Regina Crescent offers a wonderful opportunity for both first-time buyers and those looking to downsize.

The home features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its corner plot, which provides a sense of privacy and space. The private garden is an ideal retreat for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. Additionally, the property benefits from a driveway, adding to the convenience of everyday living.

Importantly, there is no upward chain, allowing for a smooth and straightforward purchasing process. This home presents a fantastic opportunity to create lasting memories in a lovely community setting. With its blend of charm, practicality, and potential, this semi-detached house is not to be missed.

Entrance Hall

UPVC double glazed entrance door opens into the living room.

Living Room

17'11" x 11'6"

The living room provides a bright and comfortable space, featuring a large window that welcomes abundant natural light. Its layout allows for a cosy seating area that feels inviting and practical for everyday living or entertaining guests.

Kitchen/Breakfast Room

17'11" x 7'9"

This kitchen/breakfast room is designed for both cooking and dining, with ample counter space, integrated appliances, and cabinetry that provides good storage. The room benefits from a window that brings in natural light, creating a bright and practical environment for meal preparation and casual dining.

Stairs and Landing

Staircase leads off the entrance hall to a landing area with UPVC window light, loft access and internal doors to first floor rooms.

Bedroom

14'8" x 9'0"

The main bedroom is well-proportioned, offering a generous space that comfortably accommodates a double bed alongside wardrobes. Built in storage cupboard and a large window fills the room with daylight, contributing to a calm and restful atmosphere.

Bedroom 2

11'2" x 10'5"

This second bedroom provides a versatile space suitable for guests, children, or as a study. It features a sizeable window allowing plenty of natural light, and the room is comfortably spacious with practical storage solutions.

Bathroom

The bathroom includes a classic three-piece suite with a bath, wash basin, and toilet. A window ensures natural ventilation and light, while simple tiling surrounds the bath area, maintaining a fresh and clean feel.

Exterior

Double gates open to a driveway and an enclosed lawned front garden with hedged borders for privacy. The rear garden is also enclosed and private with a concreted patio.

MISC

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.

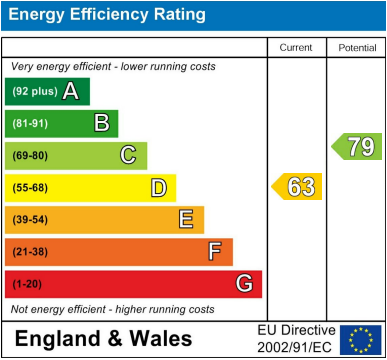


4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNN SALES AND LETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



32 Regina Crescent, Havercroft, Wakefield, WF4 2ER



DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

