



2 Bed
House - Semi-Detached
located in

24 Little Wood Crescent

Wakefield

WF1 5FJ



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Asking price £225,000

Welcome to this charming semi-detached house located on Little Wood Crescent in the vibrant city of Wakefield. Built in 2020, this modern property offers a delightful blend of contemporary living and comfort.

As you enter, you are greeted by a spacious breakfast kitchen and open plan reception room, perfect for entertaining guests or enjoying quiet evenings at home. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. Each bedroom is designed to maximise comfort, making it an ideal retreat after a long day.

The property boasts a stylish bathroom, equipped with modern fixtures and fittings, ensuring convenience for all residents.

One of the standout features of this home is the beautifully landscaped garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

In summary, this semi-detached house on Little Wood Crescent is a fantastic opportunity for those seeking a modern home in Wakefield. With its appealing design, lovely garden, and prime location, it is sure to attract interest. Don't miss your chance to make this delightful property your new home.

Kitchen/Breakfast Room

14'7" x 9'1"

A well-planned kitchen and breakfast room with a practical layout, combining light-toned cabinetry with dark upper cupboards and black work surfaces for a modern feel. Natural light from the window above the sink brightens the space, which also includes an integrated oven, fridge freezer and dishwasher. There is space for a cosy breakfast table with chairs, making it a perfect spot for casual dining or morning coffee. Neutral flooring extends throughout, unifying the space.

Living Room

14'7" x 9'8"

This bright and airy living room is the heart of the home, featuring a soft grey wood-effect floor that complements the neutral walls. The room is enhanced by a bi-fold doors that fills the space with natural light and offers direct access to the rear garden, creating a seamless blend of indoor and outdoor living. The space is finished with a chandelier-style ceiling light, adding a touch of elegance to the welcoming atmosphere. There is also a useful understairs storage cupboard.

WC

6'5" x 5'0"

A smart and stylish ground floor WC that features a patterned tiled wall adding interest and texture, paired with neutral flooring. The room includes a contemporary toilet and a compact wall-mounted sink. This space is well-lit with ceiling spotlights and finished in a fresh, clean palette.

Landing

The upstairs landing is bright and airy, carpeted in a soft neutral tone that carries through the first floor. It features a wooden balustrade with white spindles that complements the soft colour scheme. The landing provides access to both bedrooms and the bathroom, creating a welcoming and practical transition between rooms. There is also a loft access hatch with a pull down ladder to part boarded loft space.

Bedroom 1

11'6" plus recess x 9'1"

The main bedroom is a calm and inviting space with twin windows that bring in plenty of natural light and offer views out over the front gardens. Soft carpeting adds warmth underfoot, and the room benefits from built-in mirrored wardrobes providing generous storage without compromising on space. A chandelier-style ceiling light adds a touch of sophistication to the neutral décor, making the room feel both restful and stylish.

Bedroom 2

9'3" x 7'6"

A well-sized second bedroom featuring a large window that fills the room with natural light. This space is carpeted in a soft neutral shade and has built-in wardrobes that offer practical storage while maintaining a light and open feeling.



Bathroom

6'10" x 6'4"

The bathroom is tastefully finished with modern tiling in soft, neutral tones, featuring a patterned accent wall behind the bath and large tiles around the rest of the room. It includes a white bathtub with a glass shower screen, a wall-mounted sink, and a toilet, all arranged to maximise space and functionality. A frosted window provides natural light and ventilation, while a chrome heated towel rail adds comfort.

Exterior

At the front there is a double width tarmac driveway with a flagged pathway and side lawned garden.

The rear garden is a generous and well-maintained outdoor space, combining an artificial lawn with paved patio areas for easy care and year-round enjoyment. A raised decking area offers a perfect spot for seating or dining, surrounded by a mixture of fencing and planted borders that provide privacy and a touch of greenery. This private garden is ideal for entertaining or relaxing outdoors, with garden furniture easily accommodated on the paved and decking areas.





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

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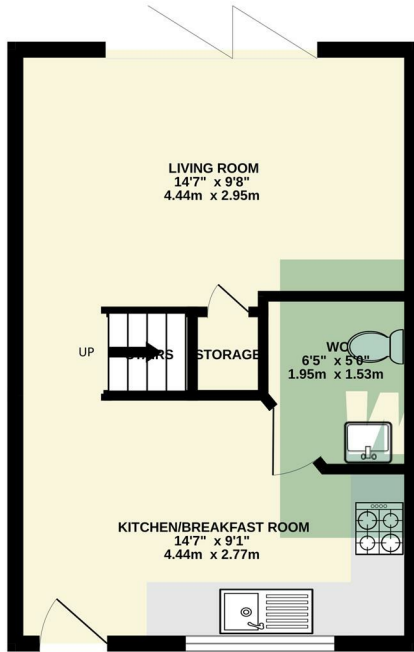
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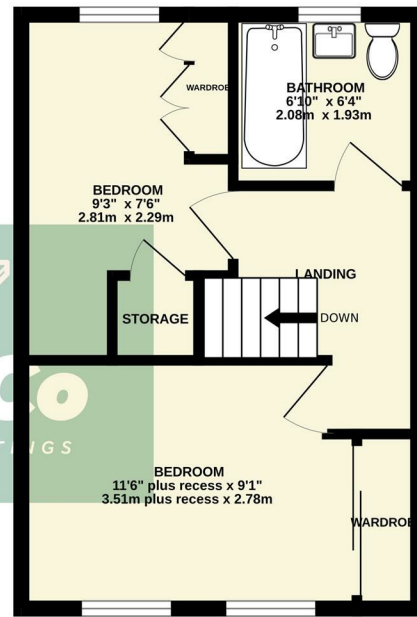
24 Little Wood Crescent, Wakefield, WF1 5FJ



GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.



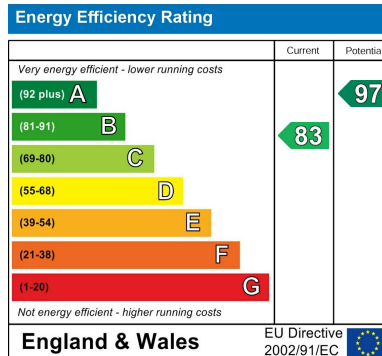
1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TWO BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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