



21 Wool Chase, Wakefield, WF2 8FP
£219,995

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern semi detached house located on this popular development with access to amenities and transport links. The property was constructed in 2020 and still has 5 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom and WC. An item of particular note are the French doors to the rear. There are ample sockets and media point to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

The property benefits from improved and upgraded gardens with impressive patio and pergola plus lawns. There is an external tap and power. There is driveway parking to the side of the property.

Tenure - Freehold

Estate Management Fee - £120pa Not yet collected

Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets.

Lounge 14'7" x 11'8" (4.47m x 3.57m)

With fitted carpets plus French doors to the rear. Access to store.

Dining Kitchen 13'5"(max) x 11'6"(max) (4.09m(max) x 3.53m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated oven, hob, hood, fridge freezer, dishwasher and washing machine. Vinyl flooring and blind.

WC 4'7"(max) x 3'2"(max) (1.41m(max) x 0.97m(max))

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 14'8"(max) x 9'7"(max) (4.49m(max) x 2.93m(max))

With carpets and blinds plus access to store.

Bedroom 2 9'9" x 8'4" (2.98m x 2.56m)

With carpets and blinds.

Bedroom 3 6'7" x 6'0" (2.03m x 1.83m)

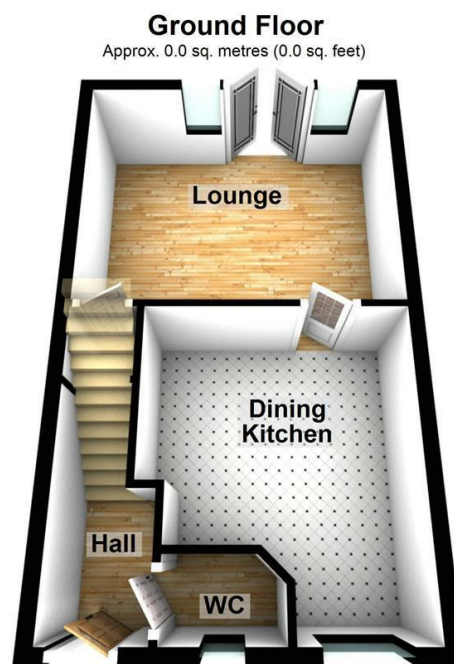
With carpets and blinds.

Bathroom 8'4"(max) x 5'4"(max) (2.56m(max) x 1.64m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

EXTERNAL

The property benefits from improved and upgraded gardens with impressive patio and pergola plus lawns. There is an external tap and power. There is driveway parking to the side of the property.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.