



**17 Staithes Drive, Wakefield, WF1 5FG**  
**£279,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)



We are delighted to offer for sale this impressive detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. The property offers further peace of mind with over 7 years remaining of its New Home Structural Warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of further note include bi fold doors to the rear plus an EV charging point. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, dining kitchen, inner lobby, lounge and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with lawn and patio plus external tap. There is off road parking plus an EV charging point.

Tenure - Freehold

Estate management Fee - Circa £111+VAT per annum - Not yet collected

Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With mat well and storage.

#### Dining Kitchen 16'3"(max) x 13'6"(max) (4.97m(max) x 4.12m(max))

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

#### Inner Lobby

With laminate flooring plus access to store.

#### Lounge 16'3" x 10'8" (4.96m x 3.27m)

With laminate flooring and blinds. Bi fold doors leading to the rear garden.

#### WC 5'5" x 4'0" (1.66m x 1.24m)

Having contemporary white sanitary ware with tiling and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to airing cupboard.

#### Bedroom 1 11'8"(max) x 10'7"(max) (3.57m(max) x 3.25m(max))

With carpets and blinds.

#### En Suite 8'1" x 4'5" (2.47m x 1.35m)

having contemporary white sanitary ware with tiling, vinyl flooring and blind.

#### Bedroom 2 11'0"(max) x 9'2"(max) (3.37m(max) x 2.80m(max))

With carpets and blinds.

#### Bedroom 3 9'1"(max) x 7'3"(max) (2.77m(max) x 2.23m(max))

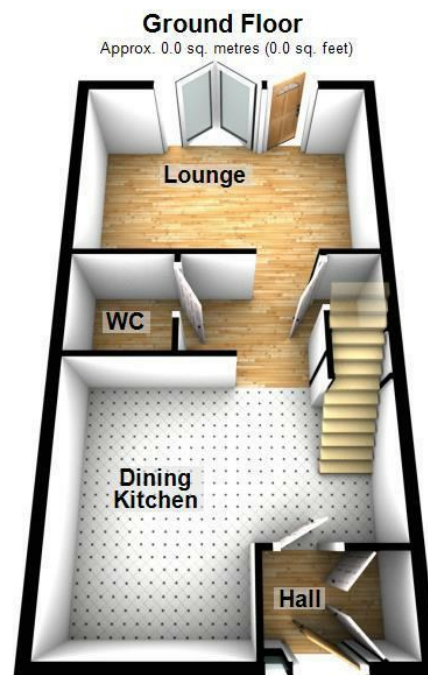
With carpets and blinds.

#### Bathroom 8'4" x 6'10" (2.55m x 2.10m)

Having contemporary white sanitary ware plus tiling and fitted flooring.

### EXTERNAL

The property benefits from well presented gardens with lawn and patio plus external tap. There is off road parking plus an EV charging point.



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