



21 Little Wood Crescent, Wakefield, WF1 5FH
£249,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern high specification semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from Hive controlled central heating and PVCu double glazing. There is a modern living dining kitchen with appliances plus a contemporary bathroom, en suite and WC. Items of particular note include bi fold doors to the rear plus fitted wardrobes to bedrooms 1 and 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted. The property was built in 2021 and still benefits from over 5 years remaining of its New Home Structural Warranty.

To the ground floor is an impressive living dining kitchen plus a WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property has private gardens with lawns, patio and shed. There are 2 parking spaces to the front.

Tenure - Freehold

Estate Management Fee - Not yet collected

Council tax - Band C

The property comprises.

GROUND FLOOR

Living Dining Kitchen 26'4"(max) x 17'7"(max) (8.04m(max) x 5.36m(max))

An impressive light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood, fridge freezer, washing machine and dishwasher. With luxury flooring plus carpets and access to store. Bi fold doors leading to rear garden.

WC 5'8" x 3'5" (1.74m x 1.06m)

Having contemporary white sanitary ware, tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 13'11"(max) x 9'11"(max) (4.25m(max) x 3.04m(max))

With fitted wardrobes, carpets and curtains.

En Suite 7'7" x 3'10" (2.32m x 1.18m)

Having contemporary white sanitary ware with double shower, wall and floor tiling.

Bedroom 2 12'1"(max) x 9'11"(max) (3.69m(max) x 3.04m(max))

With fitted wardrobes, carpets and curtains.

Bedroom 3 10'9"(max) x 7'6"(max) (3.29m(max) x 2.29m(max))

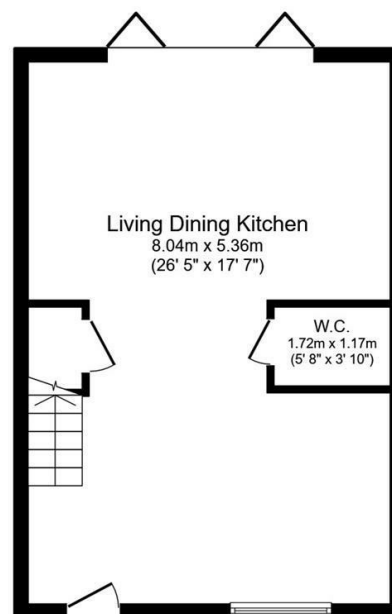
With carpets and curtains.

Bathroom 7'3" x 5'6" (2.22m x 1.70m)

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

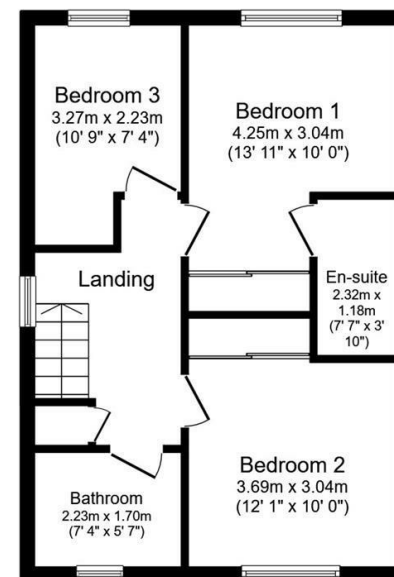
EXTERNAL

The property has private gardens with lawns, patio and shed. There are 2 parking spaces to the front.



Ground Floor

Floor area 43.1 sq.m. (464 sq.ft.)



First Floor

Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 86.2 sq.m. (928 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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