

Grime Lane, Wakefield



Offers In The Region Of £210,000 ³ ¹ ¹ ⁶¹



A fantastic opportunity to own a three bedroom, semi detached property with large driveway, detached garage and front and rear gardens. The property requires fully renovating to modernise so this would be a perfect project for those looking to make a house a home. Located in the village of Sharlston with local amenities and easy links into Pontefract and Wakefield. The also property has no upper chain.



- Renovation Project
- Spacious Open Plan Lounge Dining Area
- Three Bedroom Semi Detached Property
- Front & Rear Gardens with Ample Driveway
- Separate Detached Garage
- Must Be Viewed
- Council Tax Band B
- EPC Grade - D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hallway

12'5" x 11'6" (3.8 x 3.52)

Leading from the front of the property, a UPVC door with large window, allowing plenty of light to flow through. Doors leading to the Kitchen and separate open plan Lounge/Dining Room and stairway to the first floor.

Lounge

13'5" x 11'6" (4.09 x 3.52)

A spacious lounge with archway leading to the dining area. Large window overlooking the front of the property with both central heating radiators and a gas fire with marble surround and mantle piece.

Dining Room

10'9" x 8'11" (3.28 x 2.72)

Another good sized room, currently open to the lounge and a serving hatch into the kitchen. This room has potential to be easily separated off if preferred. Window to the rear of the property and central heating radiator installed.

Kitchen

8'10" x 8'3" (2.70 x 2.53)

With matching wall and base units and built in oven and hob, the kitchen also provides easy access to the outdoors using the side UPVC door with frosted window as pictured. Space for a washing machine and under counter fridge freezer, There is also a convenient under stair cupboard with more storage.

Landing

9'2" x 8'10" (2.80 x 2.71)

on the first floor, leading to all three bedrooms and bathroom, the landing is spacious with a frosted window at the top and loft access.

Master Bedroom

13'2" x 11'1" (4.03 x 3.40)

A spacious double with built-in wardrobes and vanity unit. Central heating radiator and window overlooking the front of the property.

Second Bedroom

10'4" x 8'11" (3.15 x 2.73)

Overlooking the rear of the property, a comfortable double room with white built in wardrobes and drawers.

Third Bedroom

8'7" x 7'2" (2.63 x 2.20)

A single room, perfect for office space, dressing room or nursery. With built in storage cupboard. The window is located to the side of the property.

Bathroom

8'3" x 4'8" (2.52 x 1.44)

Green three piece suite comprising of bath, hand wash basin and WC and matching half wall tiles.

Exterior

There is a maintained garden to the front of the property and a enclosed garden at the rear. There is a driveway for multiple vehicles and a separate garage.

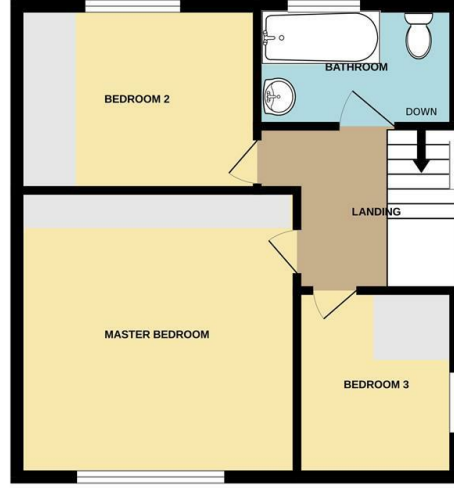


Floor Plan

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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