



£170,000

TENURE : FREEHOLD

Grey Court, Wakefield, WF1

Bedrooms : 3

Bathrooms : 0

Reception Rooms : 1

Three bedrooms (two doubles one single)

Generous front and rear gardens with mature shrubs

Driveway and carport

Spacious lounge/dining room

Ideal for investors or first-time buyers

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MoveNow
Properties

MoveNowProperties are pleased to present this three-bedroom home, offering excellent potential for buyers looking to modernise and add value. Located in a popular residential area, this spacious property would make an ideal project for investors or a great starter home for first-time buyers looking to put their own stamp on a property. With a generous garden, carport, and well-proportioned rooms, the home offers strong fundamentals and fantastic scope for improvement.

Entrance Hall

Accessed via a composite front door, the entrance hall features carpet flooring, a radiator, and stairs leading to the first floor. An internal door provides access to the living/dining room.

Living/Dining Room

Measurements: 21'9" x 12'6" (6.64m x 3.82m)

This bright and spacious dual-aspect room enjoys natural light from double-glazed windows to both the front and rear. The room is fitted with carpet flooring, a radiator, and an electric fire with surround.

Kitchen

Measurements: 7'11" x 7'6" (2.42m x 2.29m)

The kitchen is fitted with a range of wall and base units, a stainless steel sink and drainer, and a UPVC rear door with frosted glass leading out to the garden.

Stairs and Landing

Carpeted throughout, the landing includes a double-glazed window to the side, loft hatch access, and doors to the bedrooms and bathroom.

Bedroom One

Measurements: 10'11" x 9'3" (3.32m x 2.81m)

A spacious double bedroom with carpet flooring, a radiator, and a large double-glazed window overlooking the front of the property.

Bedroom Two

Measurements: 9'11" x 9'2" (3.02m x 2.79m)

Another good-sized double bedroom with carpet flooring, radiator, built-in storage cupboard housing the boiler, and a large rear-facing double-glazed window.

Bedroom Three

Measurements: 10'11" x 9'3" (2.17m x 1.83m)

A single bedroom with carpet flooring, radiator, and a double-glazed window overlooking the front.

Bathroom

Measurements: 6'2" x 5'6" (1.87m x 1.67m)

The bathroom comprises a three-piece suite including a low-flush WC, pedestal wash basin, and a bath with overhead electric shower. A frosted double-glazed window overlooks the rear, and a radiator is also fitted.

Outside

To the front is a lawned garden with well-established shrubs, while the side of the property benefits from a driveway and carport. The generous rear garden features a patio, mature planting, and a large garden shed.

EPC Rating: D67 -Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: End Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, drive & car port

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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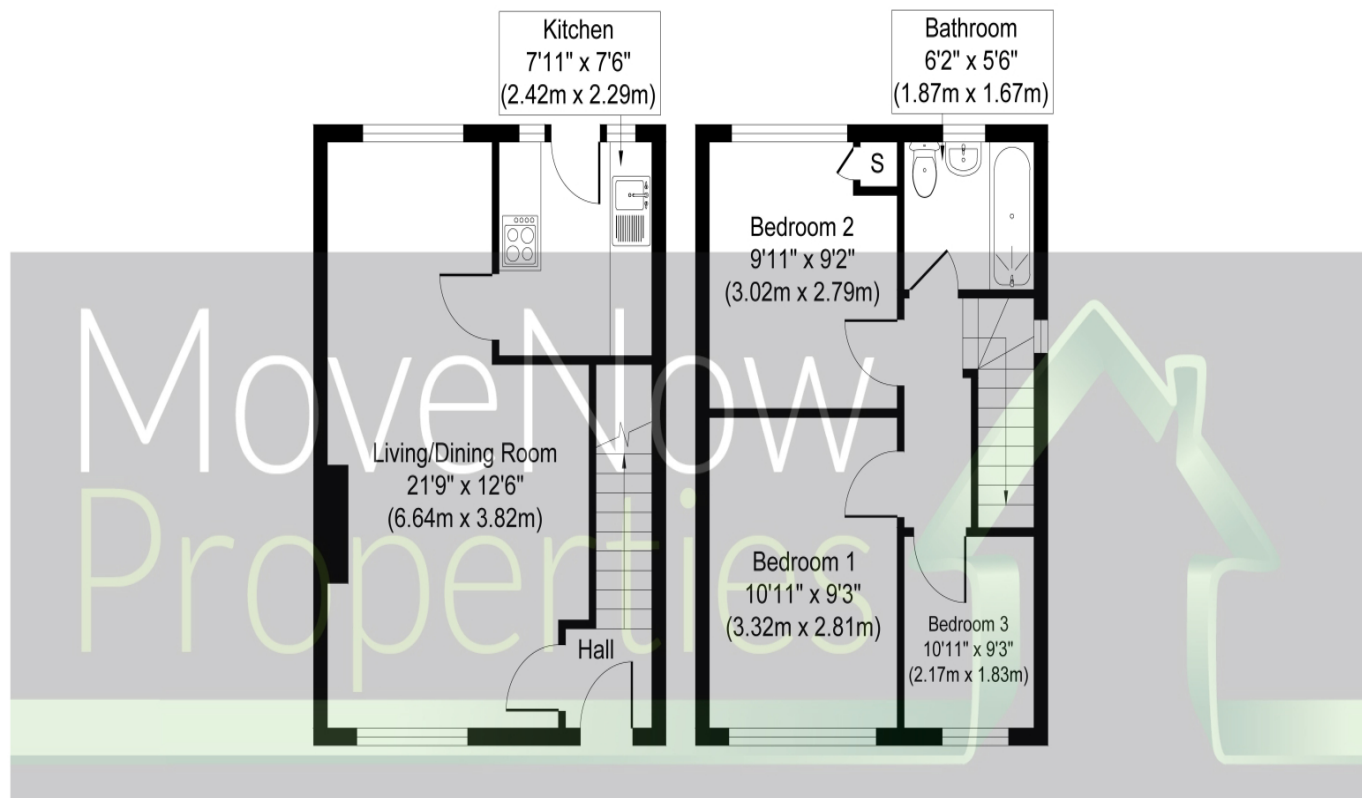












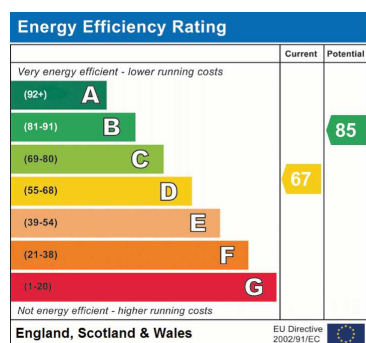
Ground Floor
Approximate Floor Area
332 sq. ft
(30.87 sq. m)

First Floor
Approximate Floor Area
332 sq. ft
(30.87 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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