

FOR SALE



Meadow Croft, Outwood

1 Bedroom, 1 Bathroom, Semi-Detached Bungalow

£170,000

MARTIN&CO



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£170,000

- No Onward Chain
- Semi Detached Bungalow
- One Bedroom
- Modern Bathroom
- Driveway Parking

Martin & Co - Wakefield are pleased to bring to the market this spacious one bedroom semi detached bungalow offered with no On Ward Chain and in need of some renovation, internal viewing is a must. The accommodation comprises in brief; a deceptively spacious living room, fitted kitchen with access to a conservatory to the rear, one double bedroom with en suite shower room and a separate W.C. Externally the property has gardens to the front and rear, both low maintenance.

The property is situated on this small development in the ever popular Outwood area of Wakefield. The bungalow is well served by a number of excellent local transport links and local amenities. Further facilities can be found in Newton Hill, Outwood and Wakefield City Centre.

ACCOMMODATION

ENTRANCE HALL UPVC entrance door leading into the entrance hallway with gas central heated radiator doors to W.C, Living room. Two storage cupboards one housing the Worcester bosch combi boiler and the other an ideal cloak storage.

W.C. 6' 7" x 2' 8" (2.03m x 0.83m) Two piece suite comprising ceramic sink with mixer tap and vanity unit, low flush w.c., gas central heating radiator and UPVC double glazed frosted leaded window to the front.

LOUNGE 16' 0" x 11' 2" (4.9m x 3.41m) UPVC double glazed window to the front, gas central heating radiator and electric fireplace. with marble surround Doors to the kitchen and bedroom.

BEDROOM 11' 10" x 10' 9" (3.63m x 3.28m) UPVC double glazed window to the rear, gas central heating





radiator, laminate flooring, fitted wardrobes and door leading into an en suite / W.C.

ENSUITE/MASTER BATHROOM 6' 0" x 7' 1" (1.85m x 2.17m) Modern three piece suite comprising ceramic sink with mixer tap, built in storage and vanity unit. Low flush w.c., walk in shower with fully tiled walls, extractor fan and gas central heated towel heater

KITCHEN 7' 3" x 8' 8" (2.21m x 2.65m) Traditional fitted galley style kitchen with single bowl stainless steel sink with mixer tap, four ring gas hob and electric oven. Space and plumbing for a dishwasher and fridge/freezer. UPVC double glazed door to the rear leading into the conservatory.

CONSERVATORY 8' 3" x 16' 6" (2.54m x 5.05m) UPVC double glazed windows to three sides and UPVC double glazed french doors leading out to the rear garden and having a gas central heated radiator. There is also a built in utility area with plumbing for a washing machine and space for a dryer.

EXTERNAL To the front of the property there is a low maintenance garden. To the rear there is a two tiered low maintenance garden with decked patio seating areas and fences to two sides.

PROBATE INFORMATION This property is currently going through probate which has been applied for



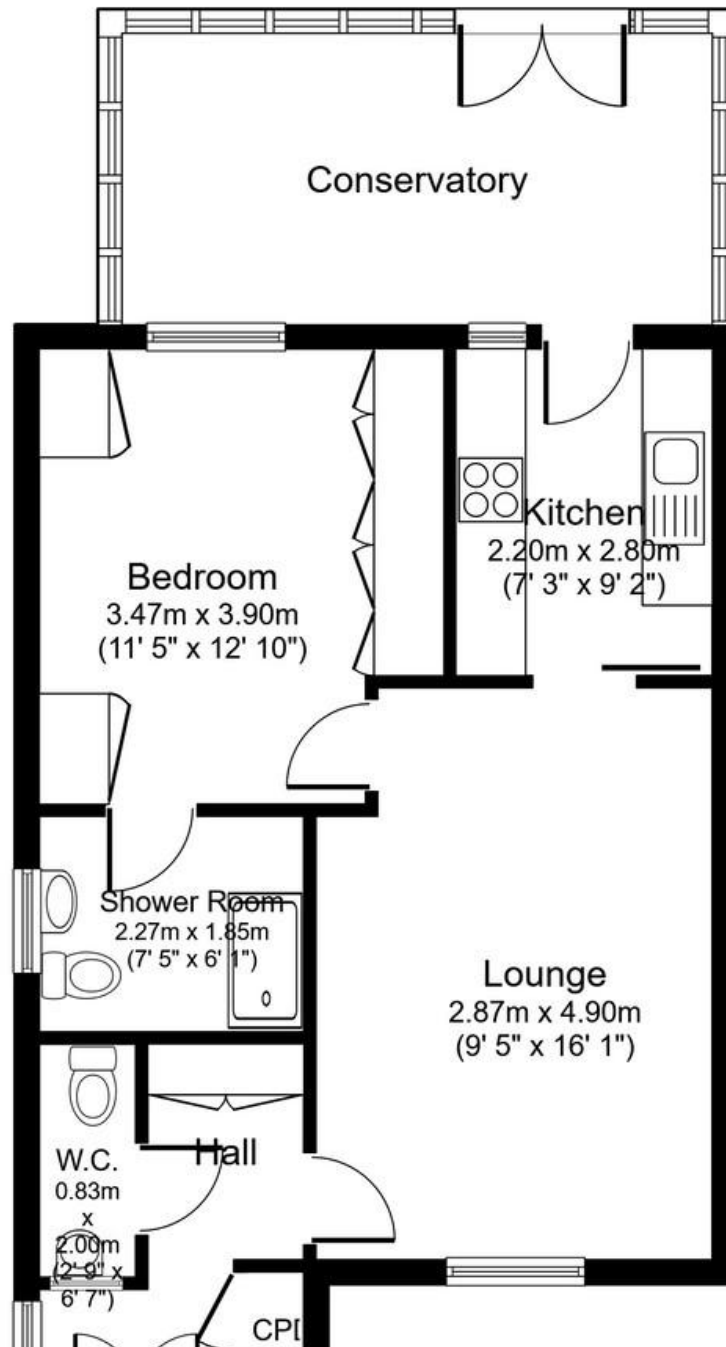


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27, Meadow Croft, Outwood, WAKEFIELD, WF1 3TF

Total floor area 61.2 sq.m. (658 sq.ft.) approx



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