

FOR SALE



All Saints Road, Woodlesford
Asking Price Of £220,000


MARTIN&CO



All Saints Road, Woodlesford

2 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- TWO BEDROOM SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- RE FITTED KITCHEN
- MODERN BATHROOM SUITE

Martin & Co - Wakefield are delighted to offer to the market this nicely presented two double bedroom semi detached house situated in a popular area within the much sought after village of Woodlesford. Within close proximity to local schools, shops and transport facilities including Woodlesford train station. Boasting a refitted kitchen, modern bathroom suite, spacious through lounge/diner with French Doors opening to the rear fully enclosed south facing garden, new flooring throughout the ground floor. In addition there is off street parking, a garage for storage purposes and outbuilding. Early viewing essential!



ENTRANCE HALL PVCu double glazed front entrance door, door leading to through Lounge/Diner, door leading to Kitchen and turned stairs leading up to the First Floor Landing.

LOUNGE/DINER 20' 8" x 11' 11" (6.3m x 3.63m) TO MAXIMUM POINT PVCu double glazed window to the front elevation, gas fire to a feature fire surround, two central heating radiators, wood effect laminate flooring, PVCu double glazed French Doors opening to the rear fully enclosed South facing rear garden.

KITCHEN 10' 1" x 8' 11" (3.07m x 2.72m) Being refitted with a modern range of base units and

drawers with contrasting work surface and inset single bowl, single drainer, stainless steel sink unit and mixer tap, electric cooker point, space and plumbing for washing machine, Ideal Logic gas combination boiler, part tiled to work surface, PVCu double glazed window over looking the rear elevation, Useful under stairs storage cupboard, PVCu double glazed side entrance door, down lights to ceiling, wood effect laminate flooring, positioned to the rear.

FIRST FLOOR LANDING Leading to both double bedrooms and combined bathroom/wc. Loft access point. Two PVCu double glazed window to the side elevation.

BEDROOM ONE 14' 06" x 10' 1" (4.42m x 3.07m) PVCu double glazed window, ornamental fire surround, central heating radiator, two double built in wardrobes plus additional over stairs storage, positioned to the front.

BEDROOM TWO 10' 1" x 9' 11" (3.07m x 3.02m)

PVCu double glazed window, central heating radiator, built in storage cupboard, positioned to the rear.

BATHROOM/WC Combined modern three piece white suite comprising of square p shaped bath with shower over and glass side screen, square bowl vanity sink unit with low level storage drawer, low flush wc, chrome ladder style towel radiator, fully tiled to floor and walls to compliment the suite, down lights to ceiling, PVCu double glazed obscure window, positioned to the rear.

OUTSIDE To the front is a lawned garden plus off street parking for one vehicle, a side timber gate provides access to the fully enclosed south facing rear garden being mainly lawned with paved seating area, brick built garage used for storage due to its location, brick built outbuilding. 2 outside water taps,

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not



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