

FOR SALE



Kettlethorpe Road, Wakefield

2 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £159,000



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- TWO BEDROOM SEMI DETACHED HOUSE
- FITTED DINING KITCHEN WITH ELECTRIC HOB AND DOUBLE OVEN/GRILL
- GAS CENTRAL HEATING WITH



Martin & Co - Wakefield are pleased to introduce to the sales market this delightful Two Bedroomed Semi Detached House located in a sought after location and comprising of a Lounge, Kitchen/Diner, Lean to Conservatory/Rear Entrance Porch, whilst to the first floor are Two Double sized Bedrooms and a Three Piece Bathroom Suite with Shower to Bath. Outside to the front is off street parking for two vehicles, whilst to the rear is a fully enclosed, great sized established garden being mainly lawned. In addition there are PVCU double glazed windows and a Gas fired Central Heating System. A perfect opportunity for the DIY enthusiast, First Time Buyer or Investor Buyer. The property would benefit from light renovation and this has been reflected in the price.

ENTRANCE HALL A welcoming entrance hall featuring a timber and glazed front door, a central heating radiator, and a staircase leading to the first floor. A door provides access to the rear-facing lounge.

LOUNGE 13' 1" x 12' 1" (3.99m x 3.68m) to max point The lounge is situated to the rear of the property and features a central heating radiator and decorative coving to the ceiling. Aluminium-framed, double-glazed sliding patio doors provide access to the lean-to conservatory. An arched opening leads through to the dining kitchen, offering a seamless flow between living spaces.

KITCHEN/DINER 17' 6" x 11' 7" (5.33m x 3.53m) to maximum point The kitchen diner benefits from an ample range of fitted wall and base units, complemented by drawers and contrasting work surfaces. It includes an inset single bowl, single drainer stainless steel sink unit with mixer tap, a four-ring electric hob with splashback and extractor fan above, and a built-under double oven/grill. There is plumbing and space provided for a washing machine, as well as



space for a tall-style fridge freezer. The room offers generous space for a dining table and chairs. PVCu double-glazed windows overlook the front and side aspects, and a central heating radiator is installed for comfort. Additionally, there is a useful pantry cupboard, and a door leading to the rear entrance porch. The kitchen diner is positioned to the side of the property.

LEAN TO CONSERVATORY 11' 3" x 6' 11" (3.43m x 2.11m) The lean-to conservatory, fitted with single-glazed windows overlooking the rear, is currently utilized as a home gym and benefits from installed power. Please note: the Conservatory has been partitioned to create a separate Conservatory room and a rear Entrance Porch, there is no direct access from the Conservatory room to the garden, however the partition could be removed to restore access to the rear garden.

REAR ENTRANCE PORCH The rear entrance porch features single-glazed windows and an entrance door providing access to the rear of the property.

FIRST FLOOR LANDING The first-floor landing provides access to two double-sized bedrooms and the main bathroom/WC. There is an access point to the loft, fitted with a pull-down aluminium ladder, currently used for light storage. A PVCu double-glazed window overlooks the front elevation. Additionally, a double storage cupboard houses the Worcester gas central heating combination boiler, which the vendor confirms has been serviced annually.

BEDROOM ONE 14' 3" x 9' 11" (4.34m x 3.02m) Bedroom one is a double-sized room situated at the rear of the property, featuring a PVCu double-glazed window and a central heating radiator. It also benefits from a useful walk-in recess with an additional PVCu double-glazed window.

BEDROOM TWO 11' 7" x 11' 3" (3.53m x 3.43m) Bedroom two is a double-sized room located at the rear



of the property, featuring a PVCu double-glazed window and a central heating radiator.

BATHROOM The main bathroom features a three-piece coloured suite comprising a rectangular panelled bath with a Triton electric shower overhead and a glass side screen, a pedestal wash basin, and a low-flush WC. The room is fully tiled to the walls and includes a central heating radiator, a PVCu double-glazed obscure window and is positioned to the side.

OUTSIDE The front of the property offers off-street parking for two vehicles, with gated access to the side allowing entry to the rear garden. The rear garden is generously sized, predominantly laid to lawn, and fully enclosed for privacy. Outside tap to the side.

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 constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property.

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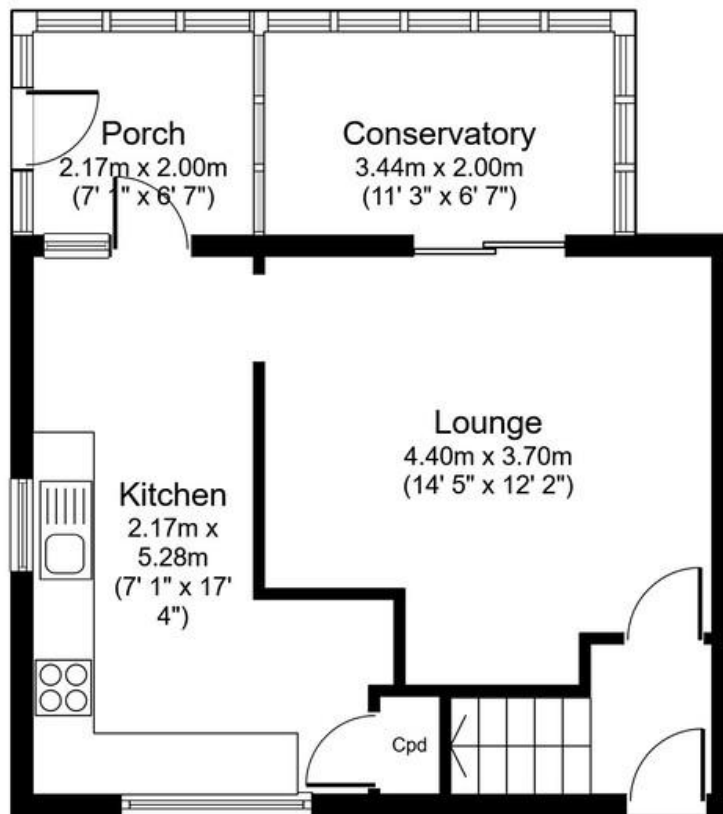


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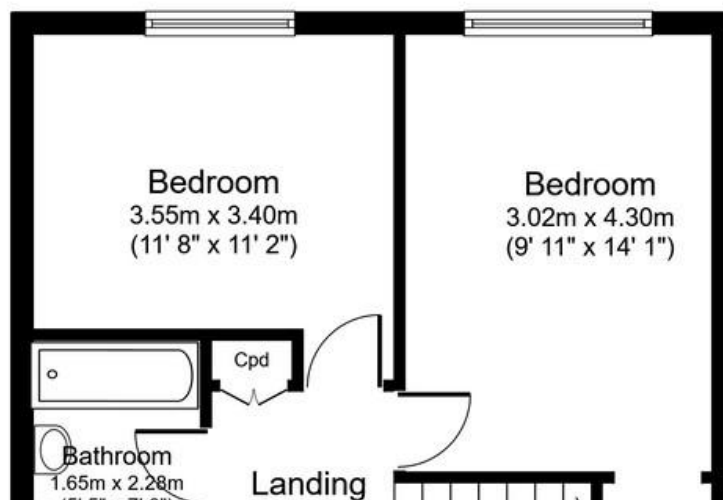


8 Kettlethorpe Road, WAKEFIELD, WF2 7EN

Total floor area 78.0 sq.m. (840 sq.ft.) approx



Ground Floor



Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



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