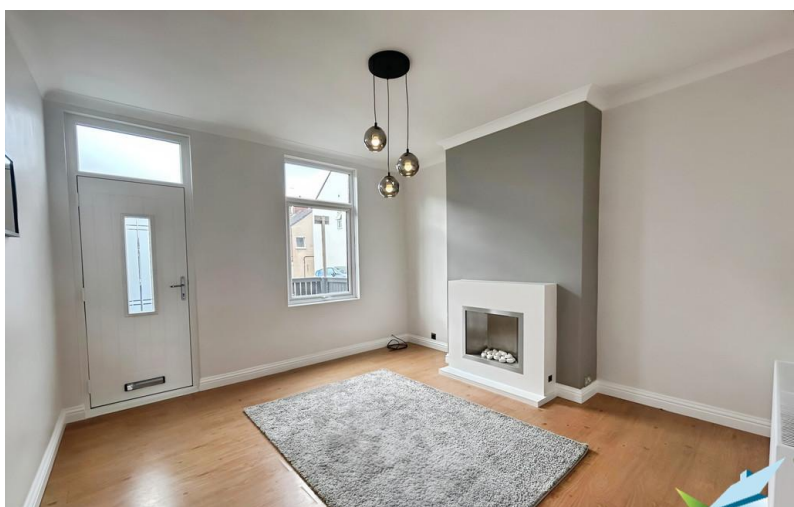


SOLD STC



Slack Lane, Crofton

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £149,500



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2 Bedrooms, 1 Bathroom

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- TWO DOUBLE BEDROOM MID TERRACE
- READY TO MOVE INTO CONDITION
- NO ONWARD CHAIN AND VACANT POSSESSION
- MUCH SOUGHT AFTER LOCATION

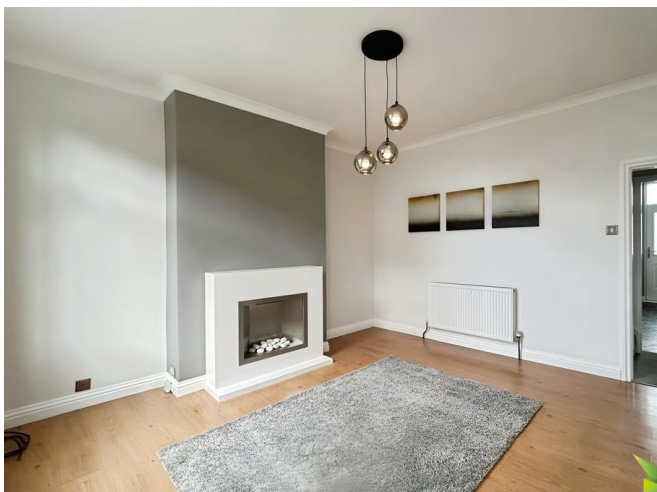
Martin & Co - Wakefield are pleased to present this charming two double bedroom mid-terrace property to the sales market. Located in the heart of the highly sought-after and popular town of Crofton, the home is conveniently close to local shops, schools, and excellent transport links. Beautifully presented and ready to move into, early internal inspection is strongly recommended to avoid disappointment. Offered for sale with no onward chain and vacant possession, the property also benefits from newly installed composite front and rear entrance doors, built in kitchen appliances, a four piece white bathroom suite, two allocated rear parking spaces, and attractively landscaped, low-maintenance enclosed gardens to both the front and rear.

ENTRANCE A newly installed composite front entrance door, with a PVCu double-glazed window above, leads into the lounge.

LOUNGE 13' 2" x 13' 0" (4.01m x 3.96m) Positioned to the front, the lounge features a pebble-effect electric fire inset into a decorative surround on the chimney breast, wood-effect laminate flooring, coving to the ceiling, a PVCu double-glazed window, a gas-fired central heating radiator, and a door leading to the inner lobby.

INNER LOBBY Door leading to Kitchen/diner and stairs leading up to the first floor landing

KITCHEN/DINER 13' 2" x 13' 1" (4.01m x 3.99m) Positioned to the rear, the kitchen offers an ample range of fitted wall, base units, and drawers with contrasting countertops and an inset one-and-a-half bowl Franke sink unit with mixer tap. It features a four-ring stainless steel gas hob with a built-under oven and stainless steel extractor hood above. The work surfaces are part-tiled, and the kitchen includes a washing





machine, integrated fridge/freezer, and two glazed display cabinets. Additional features include a PVCu double-glazed window overlooking the rear garden, a central heating radiator, ceiling downlights, and tile-effect vinyl flooring. A newly installed composite rear entrance door with a PVCu double-glazed window above provides access to the rear, and a door leads down to the cellar room.

CELLAR ROOM 13' 0" x 12' 10" (3.96m x 3.91m)

Accessed via a door and steps leading down from the kitchen/diner, the cellar has been converted and features a range of fitted base units, an under-counter freezer, a central heating radiator, and installed power and lighting.

FIRST FLOOR LANDING The landing provides access to both double bedrooms and the combined bathroom/WC, and features a central heating radiator and Hive heating controls.

BEDROOM ONE 13' 3" x 13' 0" (4.04m x 3.96m)

Positioned to the front, the bedroom features a PVCu double-glazed window, a central heating radiator, and coving to the ceiling. A door leads to a walk-in wardrobe, which includes high and low-level hanging rails, a shelving unit, and access to the loft.

BEDROOM TWO 13' 1" x 6' 3" (3.99m x 1.91m)

Positioned to the rear, the second bedroom features a PVCu double-glazed window and a central heating radiator.

BATHROOM/WC 10' 2" x 6' 5" (3.1m x 1.96m) max

Positioned to the rear, the bathroom is fitted with a modern four-piece white suite comprising a rectangular panelled bath with central mixer tap, pedestal wash hand basin with tiled splashback, low flush WC, and a separate fully tiled shower cubicle with a mains-fed shower. Additional features include a storage cupboard housing the Vaillant gas central heating combination boiler, a chrome ladder-style towel radiator, recessed shelving, part tiling around the bath area, a tiled floor, and a PVCu double-glazed obscure window.



OUTSIDE To the front, there is a fully enclosed, low-maintenance garden featuring block paving, stone pebbles, and timber fencing, with access provided via a single timber gate. To the rear, a beautifully designed, fully enclosed garden showcases low-maintenance purple slate chippings, a timber-decked seating area, and raised timber planters filled with a variety of shrubs. A single timber gate leads to the rear parking area, which offers allocated parking for two vehicles. In addition there is a hidden bin storage area with separate access gate.

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.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co -

Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is

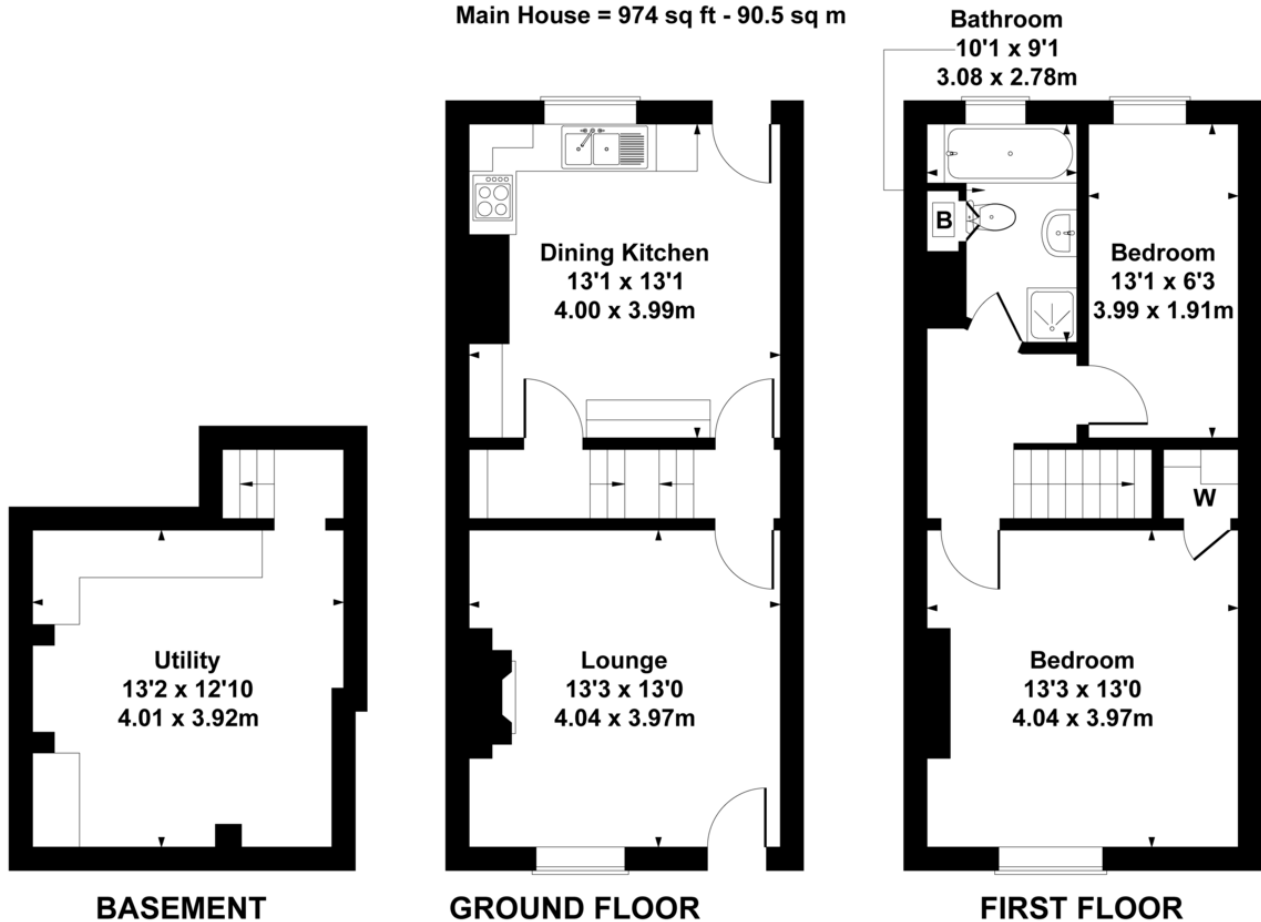


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34 Slack Lane, Crofton. WF4 1HJ

Approximate Gross Internal Area
Main House = 974 sq ft - 90.5 sq m



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Martin & co orders@asbuiltenergysurveys.co.uk

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