

Fieldhouse Street, Wakefield



£120,000



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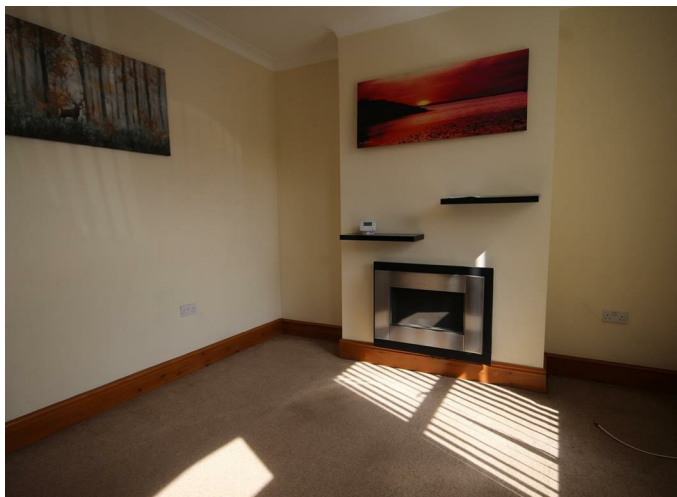


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New to the market in this popular residential area of Wakefield is this well presented and recently updated two bedroom terraced property. Well placed for local amenities and offered for sale with NO UPPER CHAIN and offers a great opportunity for first time buyers. We expect interest to be high on this property so make sure you book an early appointment.



- Well Presented Mid Terrace House
- Lounge and Dining Room
- Kitchen
- Two Good Sized Bedrooms
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- EPC Grade to follow
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownstateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

12'11" x 11'2" (3.96 x 3.41)

Entrance door to the front with double glazed window above and a further UPVC double glazed window to the front elevation, pine six panel internal door leading through into the inner lobby, coving to the ceiling, contemporary living flame wall mounted gas fire. Central heating radiator.

Inner Hallway

Stairs leading to the first floor landing and a six panelled internal door leading through into the dining room.

Dining Room

12'11" x 12'0" (12'11" x 12'1") (3.94 x 3.68 (3.95 x 3.70))

A spacious second reception room with a UPVC double glazed window at the rear, an internal six panelled door leading through into a useful understairs storage cupboard and the kitchen, modern light wood fire surround with marble effect hearth and back housing a living flame effect gas fire with brushed stainless steel surround. Central heating radiator.

Kitchen

11'6" x 5'2" (3.52 x 1.60)

UPVC double glazed door and window to the side, a comprehensive range of modern base and wall height units in a light wood finish with brushed stainless steel rod handles and contrasting granite effect roll edge work surfaces, inset stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, complimentary mosaic effect tiled splash back. Gas cooker point.

Bedroom One

12'11" x 11'3" (3.95 x 3.43)

UPVC double glazed window to the front, fitted wardrobe with over head storage, useful walk in storage cupboard. Coving to the ceiling. Central heating radiator.

Bedroom Two

12'2" x 6'9" (12'2" x 6'9") (3.72 x 2.08 (3.72 x 2.07))

UPVC double glazed window at the rear, built in wardrobe/storage cupboard with storage above. Central heating radiator.

Bathroom

W.C. A modern bathroom with a recently installed three piece suite comprising; close coupled low flush w.c., pedestal wash basin with swan neck mixer tap and a large double shower enclosure with thermostatic T Bar shower, inset halogen spotlights to the ceiling, travertine style ceramic tiling to the walls, tiled effect floor and a chrome heated towel rail.

External

To the front the property adjoins the foot path. The rear has an enclosed yard with outbuildings



Floor Plan



TOTAL FLOOR AREA: 719 sq.m (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Wellplan 12022



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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