



Riverside Villas, Wakefield

Offers Over £140,000


MARTIN&CO

Riverside Villas, Wakefield

House - Semi-Detached 3 Bedrooms, 1 Bathroom

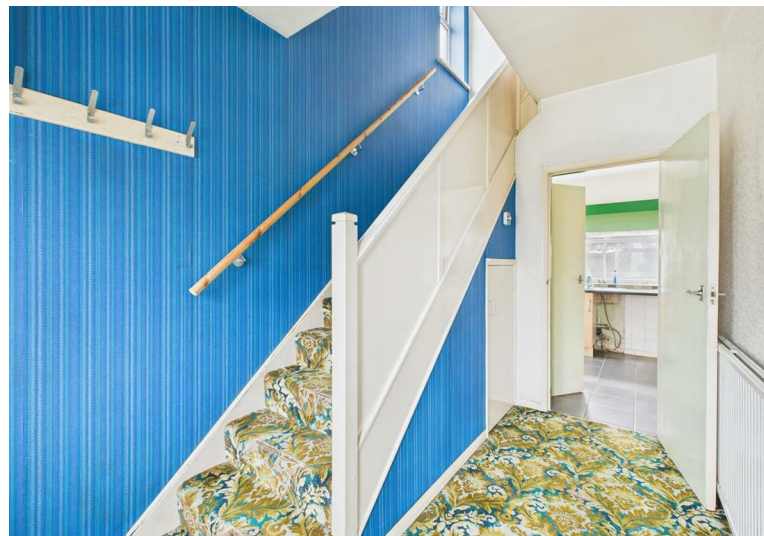
Offers Over £140,000

- THREE BEDROOM SEMI DETACHED HOUSE
- GARDENS FRONT AND REAR PLUS DRIVEWAY
- OFFERING EXCELLENT POTENTIAL FOR RENOVATION AND PERSONALISATION
- PRIVATE CUL DE SAC POSITION IN A SOUGHT AFTER PART OF WAKEFIELD
- NO CHAIN - ONLY ONE PREVIOUS OWNER
- CLOSE TO SHOPS, SCHOOLS AND PUBLIC TRANSPORT LINKS
- PLEASANT WALKS SURROUNDING INCLUDING PUGNEYS COUNTRY PARK AND SANDAL CASTLE
- EPC RATING D
- COUNCIL TAX BAND B
- FREEHOLD

This three bedroom semi-detached house in a quiet cul de sac location offers a wonderful opportunity to modernise and refurbish to your chosen specification and style. Having had only one previous owner, take this opportunity to once again make this house a loving home.

The layout includes an entrance hall, living room and kitchen. To the first floor there are three bedrooms and a house bathroom. The property features gardens both at the front and rear plus driveway. Location is key with plenty of public transport links nearby plus a choice of scenic walks thanks to the proximity of the River Calder, Pugneys Country Park and the historic Sandal Castle.

With no chain involved, early viewing is highly recommended to avoid disappointment.



Hallway
UPVC double glazed entrance door leads into the hallway. Under stairs storage, gas central heating radiator and wall mounted gas central heating boiler.

Through Lounge / Dining Room
UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear. Serving hatch through to kitchen, electric fire with decorative surround and two gas central heating radiators.

Kitchen
UPVC double glazed entrance door giving access to the side elevation and UPVC double glazed window to the rear. A range of wall and base units, one housing

the hot water tank and incorporating 1.5 bowl stainless steel sink, space for a gas cooker plus space and plumbing for a washing machine. Serving hatch through to living room, gas central heating radiator. Inbuilt storage cupboard/pantry previously used to house fridge freezer.

Landing
UPVC double glazed window to the side elevation and ceiling hatch giving access to the loft.

Bedroom
UPVC double glazed bay window to the front elevation, gas central heating radiator.

Bedroom
UPVC double glazed window to the rear elevation and gas central heating radiator.



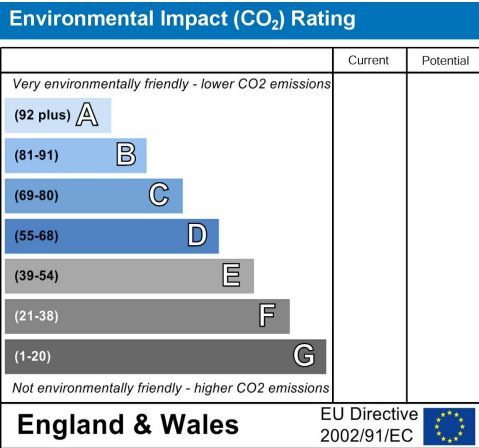
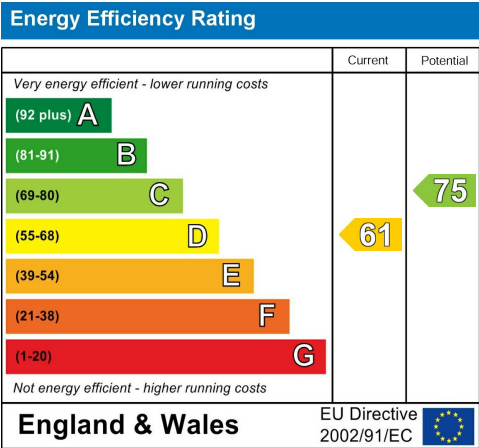
Bedroom
UPVC double glazed window to the front elevation and gas central heating radiator.

Bathroom
Three piece suite including bath, hand wash basin and w.c. UPVC double glazed window to the rear elevation and gas central heating radiator.

Outside
The property benefits from a front garden accessed by double gates with driveway to the side leading to the rear garden with space/hardstanding for a garage.

SALES BUYER CHECKS
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We

outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





Ground Floor



Floor 2

Approximate total area⁽¹⁾

811 ft²
75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

