

SOLD STC



Sherwood Gardens, Robin Hood

3 Bedrooms, 2 Bathroom, End Terraced House

Asking Price Of £279,950



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- **MOST APPEALING EXTENDED END MEWS PROPERTY**
- **STUNNING OPEN PLAN LIVING/KITCHEN/DINER**
- **THREE DOUBLE BEDROOMS**
- **MASTER WITH EN SUITE AND**

Martin & Co – Wakefield are delighted to offer to the sales market this "Turn Key" extended end mews house, featuring three double bedrooms and situated in a small, very pleasant cul-de-sac within a sought-after location. The property is conveniently positioned close to the centre of Wakefield, Leeds, and the nearby M1/M62 motorway network.

The property benefits from many appealing features, including a stunning kitchen/living/diner to the rear with a lantern light window over the living area and ample built-in appliances in the kitchen. All three bedrooms are doubles, with the master suite offering a dressing area and a refitted en-suite shower room/W.C. The main bathroom has also been refitted, and new carpets have been fitted to the stairs, landing, and bedrooms, complemented by neutral décor throughout.

This is a must-view property, and an early internal inspection is highly recommended.

ENTRANCE VESTIBULE Featuring a composite front entrance door, central heating radiator, ceiling coving, and alarm control panel, with a door through to the living room. Located to the front of the property.

LIVING ROOM 17' 5" into window x 11' 11" (5.31m x 3.63m) The living room enjoys a dual aspect, with a PVCu double-glazed box bay window to the front and two PVCu double-glazed arch windows to the side. It includes two central heating radiators, ceiling coving, and a turned staircase rising to the first-floor landing. A door leads through to the kitchen/living/diner. The room is positioned to the front.

KITCHEN AREA 12' 0" x 9' 0" (3.66m x 2.74m) The kitchen area offers an extensive range of modern fitted wall and base units with contrasting countertops, incorporating a one-and-a-half bowl stainless-steel sink with single drainer and mixer tap. Additional features include a matching fitted breakfast bar, four-ring





induction hob with coordinating splashback and modern angled glass cooker hood, and a built-in eye-level double oven/microwave. There is an integral dishwasher, space for a tall fridge/freezer, wood-effect flooring, ceiling downlights, and a central heating radiator. A courtesy door leads to the garage, with further doors to the ground-floor cloakroom/WC and a useful under-stairs storage cupboard. Open through to the living/dining area. Positioned to the rear.

DINING/LIVING AREA 8' 8" x 17' 0" (2.64m x 5.18m)

The dining area features continuing wood-effect flooring, a central heating radiator, and a TV point. PVCu double-glazed twin-opening sliding patio doors, flanked by full-height matching PVCu double-glazed windows, open out to the fully enclosed, low-maintenance, south-facing garden. A feature lantern-roof skylight provides additional natural light.

GROUND FLOOR CLOAKROOM/WC The ground floor cloakroom/WC features a two-piece white suite comprising a low-flush WC and pedestal hand wash

basin. Additional features include a central heating radiator, wood-effect flooring, a PVCu double-glazed obscure window, and an extractor fan. Positioned to the rear.

FIRST FLOOR LANDING The first-floor landing provides access to all three double bedrooms and the main house bathroom/WC. Additional features include a loft access point and newly fitted carpet to the stairs, landing and all three bedrooms.

MASTER BEDROOM 14' 10" x 8' 9" (4.52m x 2.67m) The master bedroom features a PVCu double-glazed window, central heating radiator, and an archway leading through to the dressing area. Positioned to the front.

DRESSING AREA 6' 8" x 3' 6" to robes (2.03m x 1.07m) The dressing area features two double, wall-to-wall, floor-to-ceiling fitted wardrobes, a central heating radiator, and a PVCu double-glazed obscure window. A door provides access to the en suite shower room/WC.



Positioned to the rear.

EN SUITE SHOWER ROOM/WC 6' 7" into shower x 3' 9" (2.01m x 1.14m) The en suite shower room/WC features a recently fitted three-piece white suite, comprising a fully tiled shower cubicle with bi-fold door, low-flush WC, and pedestal hand wash basin. Additional features include a central heating radiator, PVCu double-glazed obscure window, extractor fan, half-height tiling to the lower walls, tiled flooring, and ceiling downlights. Positioned to the rear.

BEDROOM TWO 12' 0" x 9' 2" (3.66m x 2.79m) Bedroom two is a generously sized double bedroom, featuring a useful over-stairs storage cupboard housing the Baxi gas combination central heating boiler. Additional features include a central heating radiator, ceiling coving, and a PVCu double-glazed window. Positioned to the rear.

BEDROOM THREE 11' 11" x 8' 5" (3.63m x 2.57m) Bedroom three is a further double bedroom, featuring a central heating radiator, PVCu double-glazed window, and coving to the ceiling. Positioned to the front.

MAIN BATHROOM/WC The main bathroom/WC has been refitted with a three-piece white suite, comprising a rectangular panelled bath, low-flush WC, and a vanity sink unit with double storage cupboard beneath. The room features half-height wall tiling to complement the suite, wood-effect flooring, a central heating radiator, a useful over-stairs storage cupboard in the bulkhead, extractor fan, and a PVCu double-glazed obscure window. Positioned to the side.

OUTSIDE To the front, the property features an open-plan established lawn with shrub planting alongside a tarmac driveway leading to a single integral garage (17' x 9'2") with up and over door, power and lighting. The garage houses plumbing and space for a washing machine, fitted wall and base units with a countertop, and space for a tumble



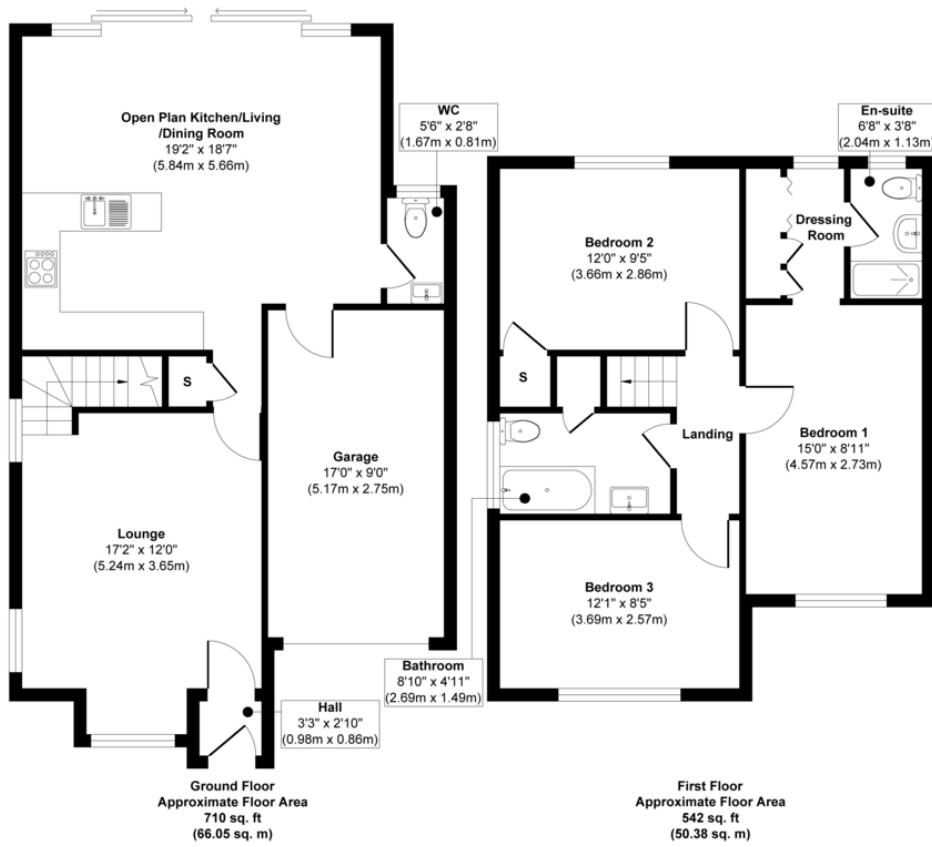
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Approx. Gross Internal Floor Area 1252 sq. ft / 116.43 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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