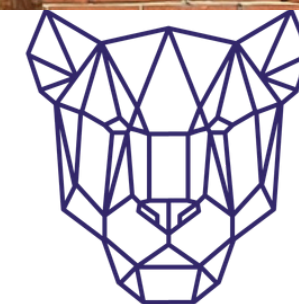




Offers over £140,000

Broadway, Lupset, West Yorkshire, WF2

 x3  x1  x1



**PANTERA
PROPERTY**



Pantera Property welcome to the market, a three-bedroom semi-detached property occupying a generous sized plot with the benefit of off-street parking and enclosed front and rear gardens.

Property Description

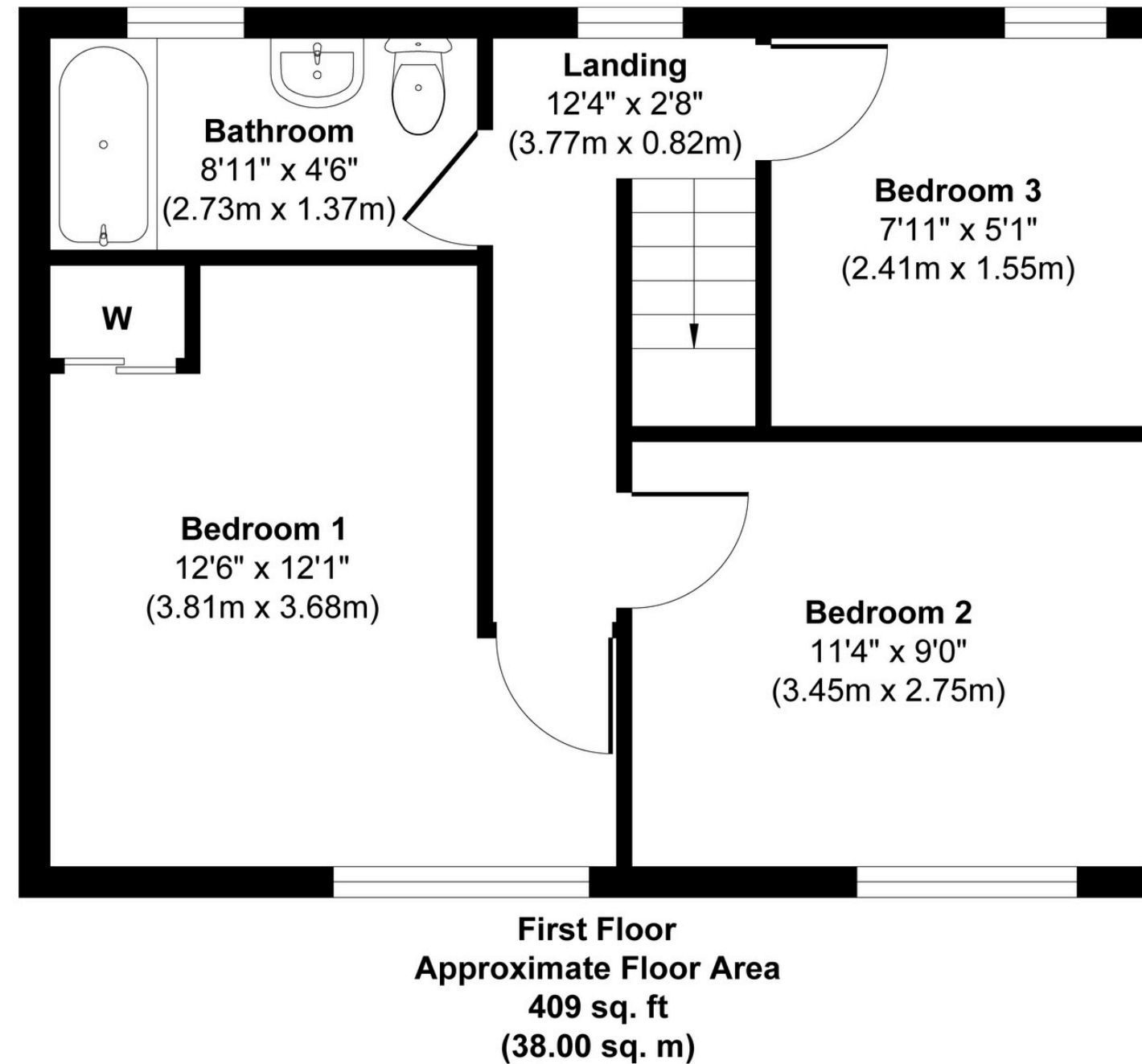
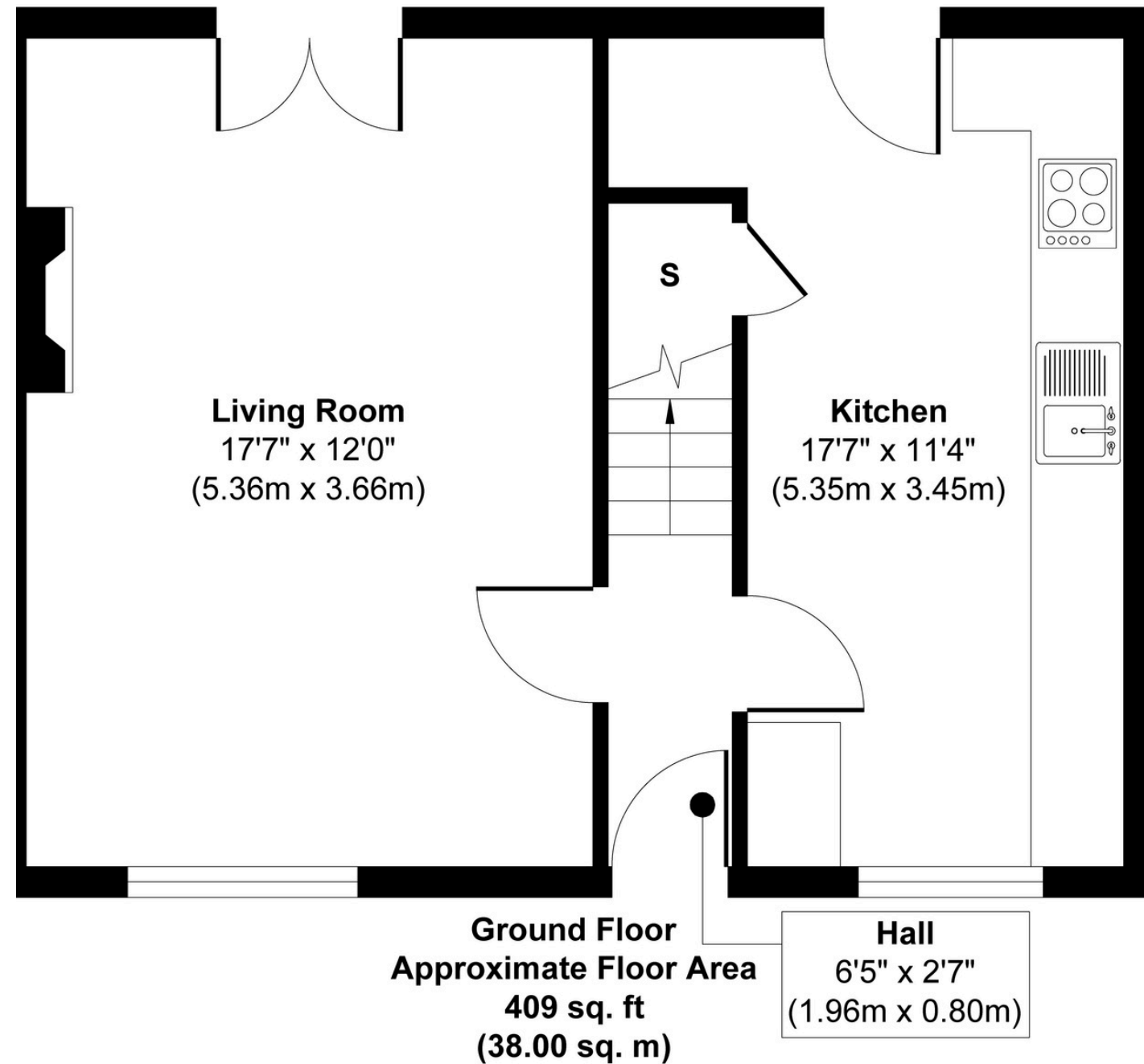
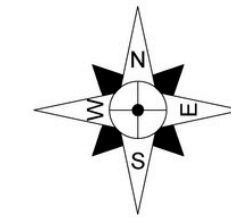
The property comprises a three-bedroom semi-detached home extending to approximately 818 sq ft (76 sq m) of internal accommodation arranged over two floors.

The ground floor is accessed via an entrance hall leading to a spacious dual-aspect living room measuring approximately 17'7" x 12'0", providing excellent reception space. To the rear is a generously sized kitchen/diner measuring 17'7" x 11'4", offering ample space for fitted units and dining furniture. A useful understairs storage cupboard is accessed from the kitchen.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room measuring 12'6" x 12'1", whilst the second bedroom measures 11'4" x 9'0". The third bedroom measures 7'11" x 5'1" and would be suitable as a single bedroom, nursery or home office. The accommodation is completed by a family bathroom fitted with a three-piece suite and a separate storage cupboard located off the landing.

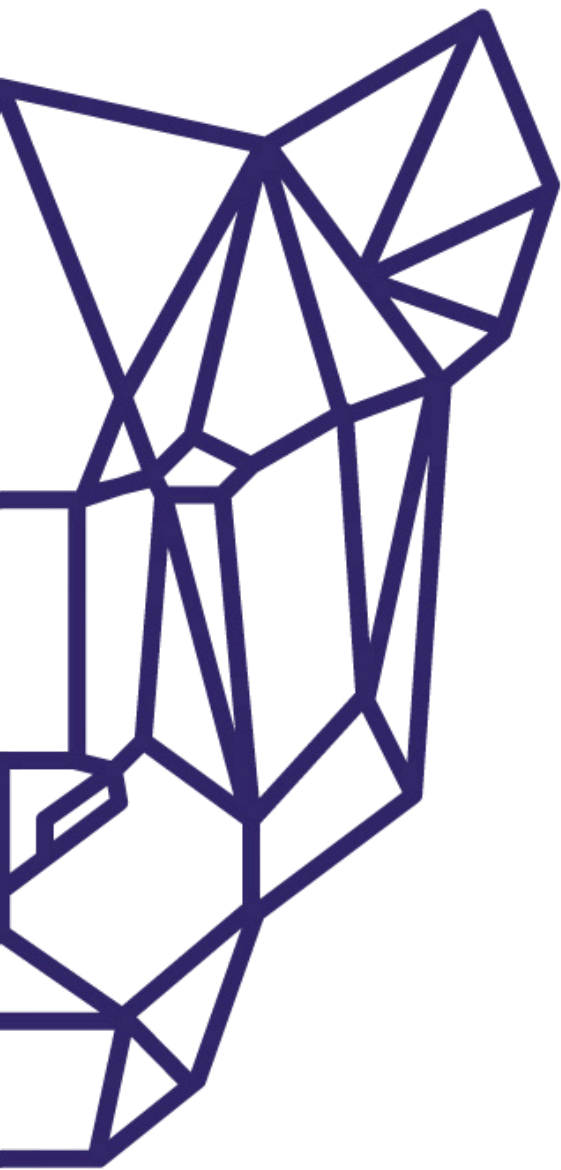
Externally, the property benefits from off-street parking together with front and rear gardens. The house offers the opportunity to improve and excellent potential to create a family home or investment property in a well-established residential location.





Approx. Gross Internal Floor Area 818 sq. ft / 76.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority:
Wakefield

Tenure:
Freehold

Size:
818 sq.ft

Council Tax Band:
A

Location

The location benefits from a range of local amenities including supermarkets, schools, healthcare facilities, and leisure attractions, all within easy reach. Wakefield city centre is just a short distance away, providing an extensive selection of shops, restaurants, bars, and cultural venues. The area is particularly attractive to commuters, with excellent transport links via the nearby M1 motorway (Junctions 39 and 40), offering straightforward access to Leeds, Sheffield, and surrounding business centres. Wakefield Westgate and Wakefield Kirkgate railway stations provide regular rail services to Leeds, London, and other major destinations.

Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation 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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