

ON HOLD



Imperial Avenue, Wrenthorpe

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £210,000



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- SEMI DETACHED DORMER BUNGALOW
- THREE/FOUR BEDROOMS
- SHOWER ROOM/WC
- BATHROOM/WC
- NO ONWARD CHAIN



Martin & Co - Wakefield are pleased to bring to the open sales market this three/four bedroom semi detached dormer bungalow situated on a corner plot in a pleasant cul de sac within this popular and much sought after village of Wrenthorpe. Offering scope for improvement and benefitting from a gas central heating system with combination boiler, PVCu double glazing, two reception rooms, two bathrooms, corner plot, driveway with parking for two vehicles, detached single garage with new roof. The property would benefit from a modernisation, would be great for the DIY enthusiast and has been reflected in the price. Early viewing essential.

KITCHEN 14' 8" x 8' 8" (4.47m x 2.64m) Having a range of fitted wall and base units with contrasting counter tops and inset single bowl single drainer stainless steel sink unit, provision for a washing machine machine and dishwasher, space for a fridge freezer and cooker. PVCu double glazed window to front and side elevations, central heating radiator, part tiled to the walls, door to inner hallway. PVCu double glazed side entrance door,

INNER HALLWAY Leading to lounge, dining room/bedroom, main bedroom, shower room and stairs to the first floor landing. Thermostat control.

LOUNGE 16' 8" x 10' 6" (5.08m x 3.2m) Gas fire to stone built fire surround with slate tiled back and hearth, central heating radiator, PVCu double glazed window to the front, Positioned to the front.

DINING ROOM 8' 11" x 8' 8" (2.72m x 2.64m) Central heating radiator, PVCu double glazed single sliding patio doors opening to the rear.

MAIN BEDROOM 12' 10" x 10' 6" (3.91m x 3.2m) Central heating radiator, PVCu double glazed window,



large under stairs walk in storage cupboard, positioned to the rear.

SHOWER ROOM/WC 8' 8" x 5' 7" (2.64m x 1.7m) Walk in shower, vanity sink unit with low level storage cupboard, low flush wc, central heating radiator, fully tiled to the walls, tiled floor, two PVCu double glazed obscure windows, positioned to the side.

FIRST FLOOR LANDING Storage to eves, door to cupboard housing the gas central heating combination boiler, doors to two bedrooms and bathroom/wc.

BEDROOM 19' 2" x 9' 9" (5.84m x 2.97m) reducing to 6' 8" Two PVCu double glazed dormer windows, central heating radiator, pedestal hand wash basin with tiled splash back.

BEDROOM 16' 0" x 9' 9" (4.88m x 2.97m) reducing to 6' 5" Central heating radiator, PVCu double glazed window, door leading to eves storage.

BATHROOM/WC 10' 11" x 5' 7" (3.33m x 1.7m) Three piece white suite comprising of a panelled bath, pedestal hand wash basin, low flush wc, central heating radiator, part tiled walls, PVCu double glazed obscure window.

OUTSIDE To the front is an established lawned garden with a variety of mature shrubs and plants to the borders, a further corner side garden being mainly lawned with timber decked seating area, paved and pebbled areas and a variety of mature plants and shrubs to the borders, outside tap and light to the side, small low maintenance garden to the rear. Gated driveway with parking provision for two vehicles in front of a single detached pre fabricated garage with up and over door, side courtesy door and having a replacement roof.

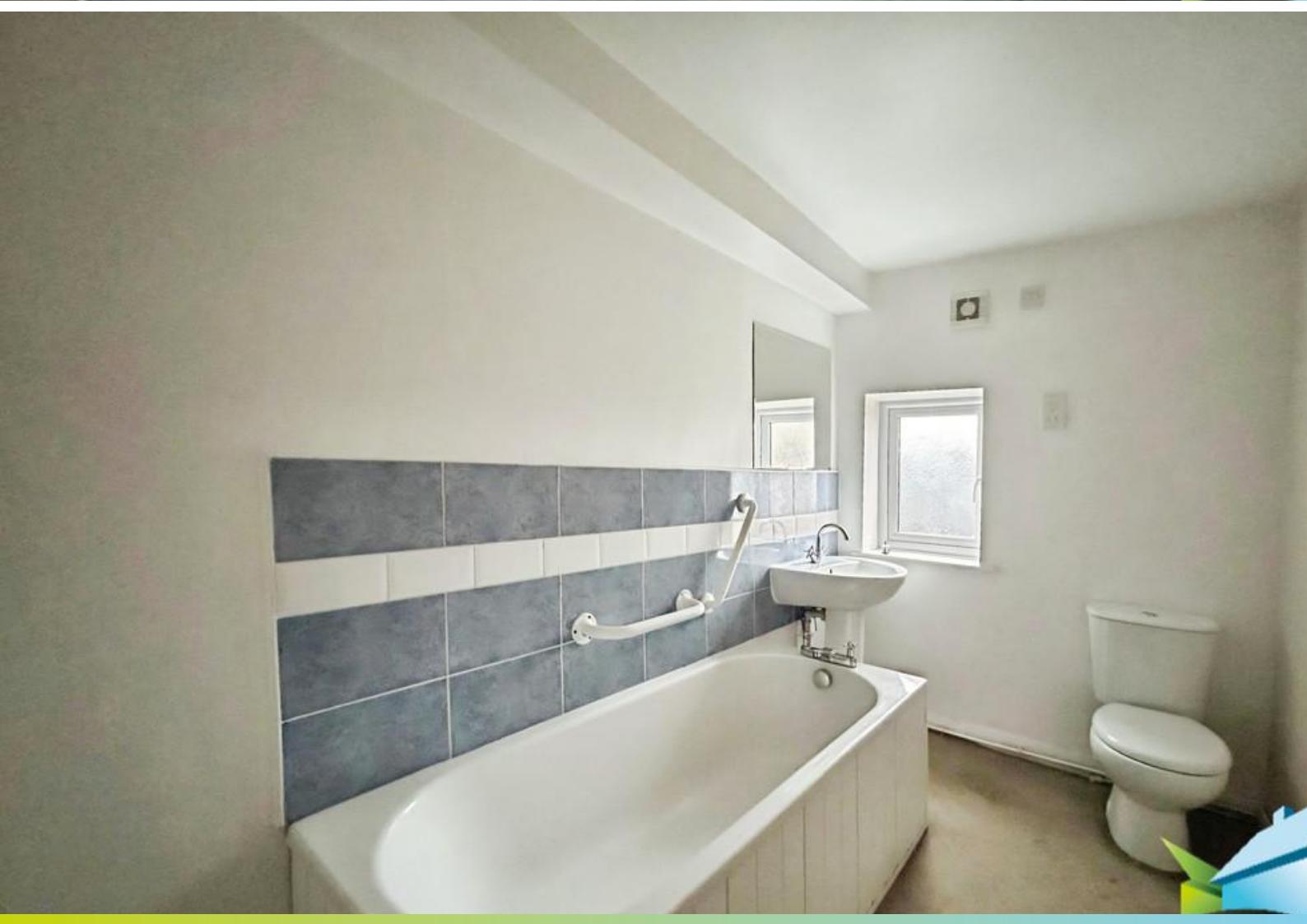
ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers



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