

SOLD STC



Standbridge Lane, Kettlethorpe

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £179,950



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- A THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION
- GAS CENTRAL HEATING WITH WORCESTER GAS COMBINATION BOILER

Martin & Co - Wakefield are pleased to offer to the sales market this three bedroom semi detached house situated within a popular location in the village of Crigglestone within close proximity to local shops, schools and transport facilities. Briefly comprising of entrance hall, Lounge, Kitchen/Diner, to the first floor are 2 good sized double bedrooms, a single bedroom and a combined shower room/WC. In addition there is gas central heating radiator with Worcester combination boiler, PVCu double glazing, ample fitted wardrobes and drawers to main bedroom, enclosed established lawned garden to the front, established lawned garden with paved patio and a timber garden shed to the rear. On street parking to the front. NO ONWARD CHAIN

ENTRANCE HALL PVCu double glazed front entrance door, central heating radiator, door to Lounge and stairs leading up to the first floor landing.

LOUNGE 16' 4" x 14' 8" (4.98m x 4.47m) Electric fire to a feature fire surround with slate tiled back and hearth, central heating radiator, coving to the ceiling, PVCu double glazed window overlooking the rear garden, door to kitchen/diner, positioned to the rear.

KITCHEN/DINER 19' 7" x 10' 10" reducing to 7' 1" (5.97m x 3.3m) Being L shaped having an ample range of fitted wall, base units and drawers with contrasting counter tops incorporating a single bowl single drainer stainless steel sink and mixer tap, space for an electric cooker, plumbing and space for a washing machine and dishwasher, provision for a tall style fridge freezer, part tiled to work surface, pantry off, space for a table and chairs, two central heating radiators, tiled floor, PVCu double glazed window to front and rear, coving to the ceiling, PVCu double glazed side entrance door.





PVCu double glazed window. Positioned to the front.

FIRST FLOOR LANDING Leading to all three bedrooms and shower room/WC, double storage cupboard off housing the Worcester gas combination boiler, PVCu double glazed window.

BEDROOM ONE 9' 4" to robes x 11' 9" (2.84m x 3.58m) A double bedroom having an ample range of fitted wardrobes with part mirror fronted doors and drawers to two walls, central heating radiator, PVCu double glazed window, coving to the ceiling, loft access point with pull down ladder. Positioned to the rear.

BEDROOM TWO 10' 7" x 9' 5" plus doorway (3.23m x 2.87m) A double bedroom with central heating radiator, coving to the ceiling, PVCu double glazed window. Positioned to the rear.

BEDROOM THREE 9' 11" x 7' 5" (3.02m x 2.26m) Storage cupboard to bulkhead, central heating radiator,

SHOWER ROOM/WC 7' 6" x 5' 4" (2.29m x 1.63m) Double size shower cubicle with mains shower and sliding door entry, pedestal wash basin, low flush WC, chrome ladder style towel radiator, fully tiled to the floor and walls, two PVCu double glazed obscure windows, recessed spotlights to ceiling. Positioned to the side.

OUTSIDE To the front there is a single gate providing access to an enclosed established lawned garden with a variety of mature plants and shrubs. A paved pathway to the side plus a further single gate provides access to the rear garden being mainly lawned with paved patio area, a large variety of mature plants, trees and shrubs and a timber garden shed. Outside light and outside water tap to the side.

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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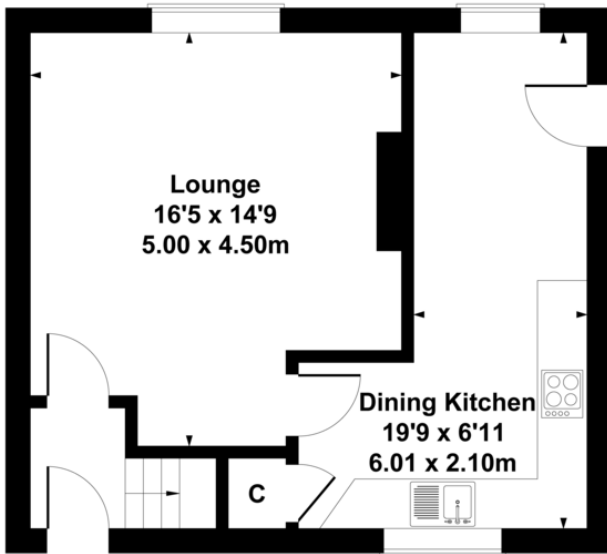


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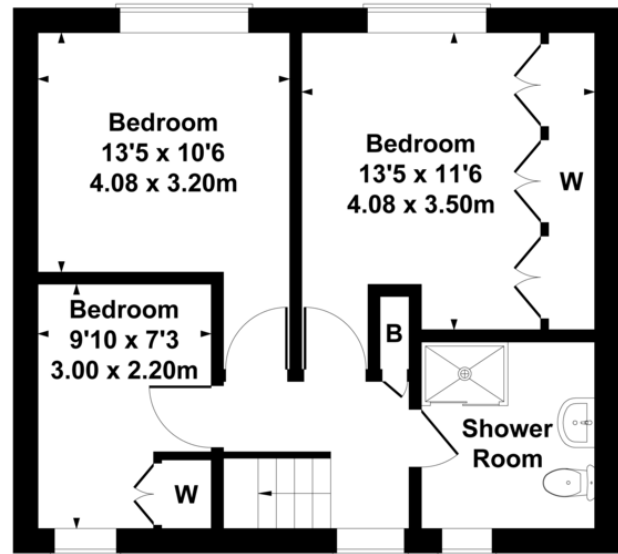


103 Standbridge Lane, WAKEFIELD, WF2 7NL

Approximate Gross Internal Area
Main House = 873 sq ft - 81.1 sq m



GROUND FLOOR



FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Martin & co orders@asbuiltenergysurveys.co.uk

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