

SOLD STC



Outfield Close, Heckmondwike

2 Bedrooms, 1 Bathroom, Town House

Asking Price Of £135,000



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Martin & Co - Wakefield are delighted to offer to the sales market this stone built Two Bedroom Mid Town House situated in a popular location within close proximity to local shops, schools and transport facilities. The accommodation is offered for sale with VACANT POSSESSION and NO ONWARD CHAIN. Briefly comprises of Lounge/Diner and Kitchen to the ground floor with two Bedrooms and Bathroom to the first floor. Outside is a garden to the front and dedicated parking for two cars to the rear. Perfect for the First-Time Buyer, Investor or Down Sizer.

- MID TOWN HOUSE
- TWO BEDROOMS
- FITTED KITCHEN INCLUDING BUILT IN APPLIANCES AND FRIDGE/FREEZER
- GAS CENTRAL HEATING

LOUNGE/DINER 11' 6" x 15' 5" (3.53m x 4.71m) PVCu double glazed wood grain style front entrance door leading into the lounge/diner. Gas coal effect fire inset to a feature fire surround with marble back and hearth, central heating radiator, useful under stairs storage cupboard off with bi folding doors, wood effect flooring, PVCu wood grain effect double glazed window to the front elevation, turned stairs leading to the first floor landing, timber and glazed door leading through to the kitchen. Positioned to the front.



KITCHEN 11' 6" x 7' 8" (3.53m x 2.35m) Having a range of fitted wall, base units and drawers with light maple effect fascia doors and contrasting work surfaces with inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring gas hob and built under electric oven and extractor over, to include under counter fridge and freezer, space and plumbing for a washing machine, wall mounted Vaillant gas central heating boiler and time controls, part tiled to the work surface, central heating radiator, PVCu double glazed wood grain style window, wood effect vinyl flooring, PVCu double glazed wood grain style rear entrance door. Positioned to the rear.

FIRST FLOOR LANDING Leading to both bedrooms and combined bathroom/wc.



BEDROOM ONE 11' 7" x 12' 4" (3.54m x 3.77m) A good sized double bedroom with central heating radiator, PVCu double glazed wood grain style window. Positioned to the front

BEDROOM TWO 5' 7" x 11' 0" (1.72m x 3.37m) A single bedroom with central heating radiator, PVCu double glazed wood grain style window. Positioned to the rear.

BATHROOM 5' 6" x 7' 11" (1.7m x 2.42m) A combined three piece white suite comprising of a rectangular panelled bath with electric shower over, pedestal hand wash basin, low flush WC, fully tiled to the walls, central heating radiator, Tile effect vinyl flooring, PVCu double glazed wood grain style obscure window. Cylinder cupboard off. Positioned to the rear.

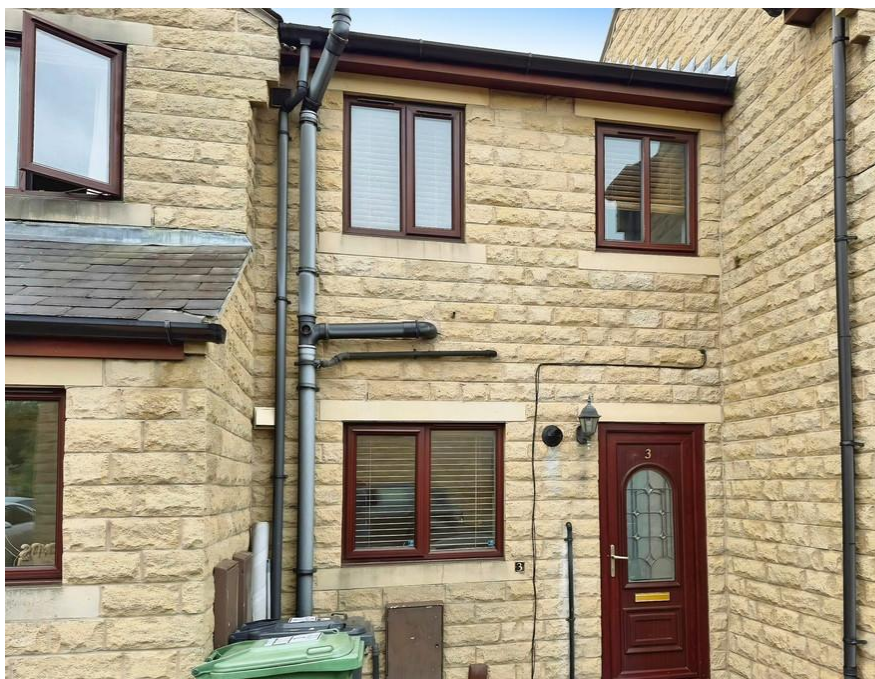
OUTSIDE To the front is a garden whilst to the rear is an allocated off street parking space,

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obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.



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