



2 Bed
House - Semi-
Detached
located in
Wakefield
Guide Price £180,000



enfields

St. Peters Crescent
Stanley
Wakefield
WF3 4AP

Lead In

Situated on the edge of Wakefield and surrounded by excellent countryside walks including access to the Pennine Trail, this beautifully presented two-bedroom semi-detached home offers modern living in a desirable location.

Presented to an exceptional standard throughout and ready to move straight into, this stylish property is suited to a wide range of buyers including first-time purchasers, downsizers and young families alike.

The home benefits from useful outdoor space with far-reaching field views, creating a peaceful setting whilst still remaining conveniently located for nearby motorway networks, local schools, shops and everyday amenities.

Offering spacious and contemporary accommodation throughout, this lovely home must be viewed internally to fully appreciate everything on offer. Early viewing is highly advised to avoid disappointment.

Entrance Hall

3'11" x 3'10"

Access to the living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

12'12" x 12'6"

Feature electric fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC window to the front elevation. Access to the kitchen.

Kitchen Diner

11'3" x 10'1"

Range of high and low level kitchen units in shaker style. Option to reconnect plumbing for washing machine. Cooker with extractor hood over. Space for fridge freezer. Wood effect flooring. Central heated radiator. UPVC window to the rear elevation. Access to WC.

WC

4'8" x 4'

WC with low level flush. UPVC frosted window to the rear aspect.

Landing

6'4" x 5'3"

Access to both bedrooms and the house bathroom. Carpeted throughout. UPVC frosted window to the side aspect.

Bedroom One

11'1" x 10'11"

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC window to the front elevation.



2



1



1





Bedroom Two

9'7" x 12'

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.

Shower Room

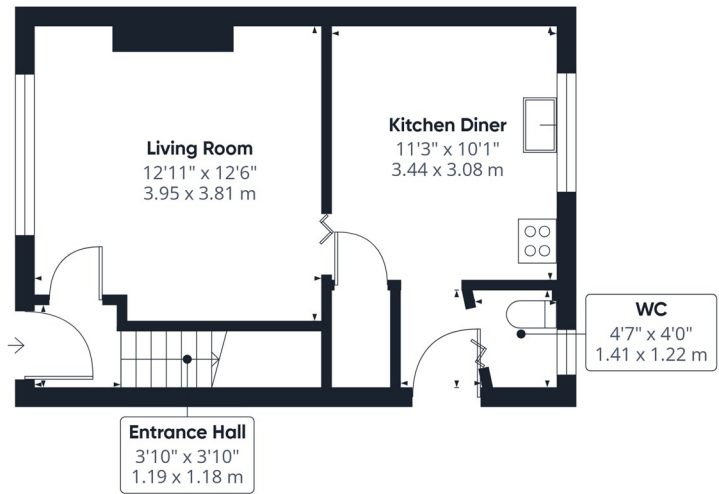
6'5" x 6'4"

White suite comprising of WC with low level flush. Wash hand basin with chrome taps. Shower cubicle with electric shower. Wood effect flooring. Central heated radiator. UPVC frosted window to the rear aspect.

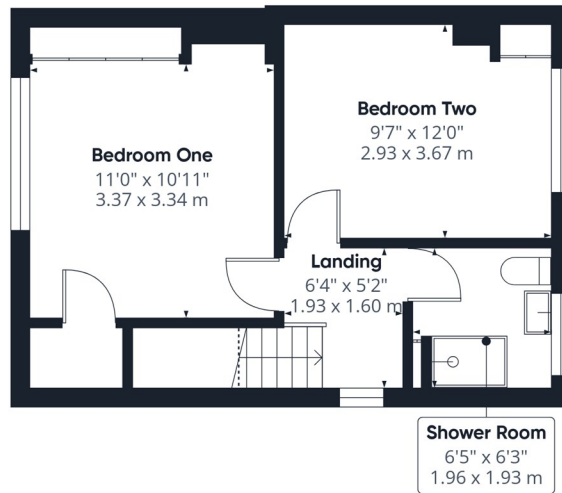
Externally

Occupying an elevated position with far-reaching views, this attractive semi-detached home boasts excellent kerb appeal with a well-maintained front garden mainly laid to lawn and complemented by mature shrubs, flowering borders and established hedging. A paved pathway leads to the entrance door, while gated side access provides convenience to the rear garden. To the rear, the property benefits from a generously sized and beautifully landscaped garden, offering an excellent space for relaxing and entertaining. The garden features a paved pathway, lawned section, decorative gravel borders and a variety of mature plants, shrubs and small trees creating a private and colourful outdoor environment. A raised seating area provides an ideal spot for outdoor dining, while fenced boundaries enhance privacy and security.





Floor 0



Floor 1



Approximate total area^m
687 ft²
63.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124

enfields