



**Copley Lane, Robin Hood Wakefield WF3 3AA**

**welcome to**

**Copley Lane, Robin Hood Wakefield**

BEAUTIFULLY presented and READY TO MOVE IN TO, this EXCEPTIONAL two bedroom end terrace is CHAIN FREE and includes a SUPERB modern kitchen plus a MODERN SHOWER ROOM! Offering so much potential for the FIRST TIME BUYER, this is one NOT TO BE MISSED!



## **Kitchen**

With the entrance door to the front aspect and comprising of a modern fitted kitchen with a range of both wall and base units with complementary work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with an electric hob, tiling to the splash areas, and a cooker hood units over. Also includes space and plumbing for a washing machine, a free standing dishwasher, and a fridge freezer. Double glazed window to the front, and stairs to the first floor accommodation.

## **Lounge**

Having double glazed French doors to the rear and an additional single door also leading out to the rear. Gas central heating radiator, and a door to the cellar.

## **Bedroom One**

With a double glazed window to the rear aspect, and a gas central heating radiator.

## **Bedroom Two**

Double glazed window to the front aspect, and a gas central heating radiator.

## **Shower Room**

A modern shower room equipped with a shower cubicle, wash hand basin set within a vanity storage unit, and the w.c. Part tiling, a heated towel rail, and a double glazed window to the front.

## **Exterior**

Externally the property offers on street parking to the front, while to the rear is a private enclosed garden space with some mature plants and shrubbery, fencing, and a patio seating area. There is also the potential to create off street parking to the bottom half of the garden.

The property is also situated opposite Robin Hood Community Garden which is maintained by local residents and is locked during the night.



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welcome to

## Copley Lane, Robin Hood Wakefield

- End Terrace Cottage Style Home
- Two Bedrooms
- For Sale With No Chain
- Ready To Move In To
- Beautifully Maintained Throughout

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111464 - 0005

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