





229 Flanshaw Lane, Wakefield - WF2 9JD

£125,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented mature brick brick mid-terrace house, occupying a convenient position close to the city centre with parking facilities to the rear. Ideal for the first time buyer, having gas fired central heating, PVCu double glazing, comprising; Entrance to living room with feature fire place, well appointed kitchen with a range of high gloss cream units, built-in appliances. Ground floor, combined shower room. To the first floor, two good sized bedrooms. Second floor occasional bedroom/home office. Outside; to the rear block paved rear yard. Located within easy reach of local amenities including schools, supermarket and access to the motorway network. Offered with No Chain.

Entrance to Living Room
With feature fire surround with mirror over, electric fire, double glazed window, central heating radiator.

Breakfast Kitchen
Fitted with a matching range of high gloss cream fronted wall and base units, contrasting worktop areas extending to breakfast bar, stainless steel sink unit, single drainer with mixer tap unit, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, combination central heating boiler, central heating radiator.

Rear Entrance
With access to useful keeping cellar,

Combined Bathroom
Furnished with modern white suite, comprising pedestal wash hand basin, low flush w.c, large shower cubicle, PVC wet walling, tiling to the walls, double glazed window, central heating radiator.

Stairs leads to First Floor Landing
With double glazed window.

Bedroom to the Front
Having built-in wardrobes, double glazed window, single panel radiator.

Bedroom to the Rear
Having double glazed window, single panel radiator.

Second Floor Occasional Attic Bedroom/Home Office
With Velux roof light, single panel radiator.

Outside
The property is street-lined to the front. To the rear neat block paved garden area. Access to off-street parking

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.













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Residential

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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