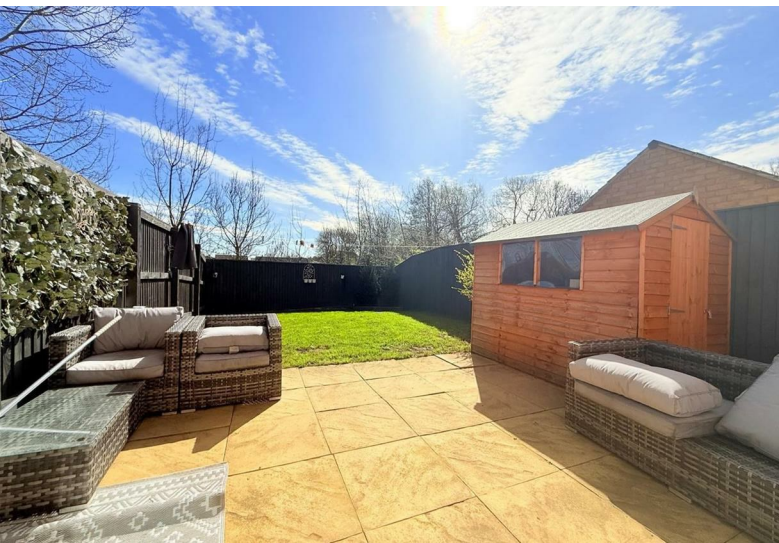


# Saxton Mee



**Imperial Close Wakefield WF2 9PF**  
**Offers Around £260,000**

**St Luke's**  
Sheffield's Hospice

# Imperial Close

Wakefield WF2 9PF

Offers Around £260,000

**\*\* FREEHOLD \*\*** Situated near the end of this quiet cul-de-sac is this three bedroom, two bathroom, stone built semi detached property which enjoys a fully enclosed rear garden and benefits from an allocated parking space, uPVC double glazing and gas central heating. Ideally positioned for a wide range of local shops and amenities within Wakefield, the property also offers excellent access to the motorway network, making it perfect for those wishing to commute.

Set over three spacious levels, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with a downstairs WC, built-in storage beneath the stairs and access to the kitchen/diner and the lounge. The modern fitted kitchen includes a range of wall and base units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring gas hob with extractor above, dishwasher and washing machine along with housing for a fridge freezer and the gas boiler. There are spotlights to the ceiling and a front facing window. The well proportioned lounge has bi-fold doors opening onto the south-east facing rear garden.

From the entrance hall, a staircase rises to the first floor landing with access to two bedrooms, the family bathroom, a built-in storage cupboard over the stairs, and stairs to the second floor. Double bedroom two has the added advantage of an en suite shower room with WC and wash basin, complemented with a chrome towel radiator. Bedroom three is to the front aspect. The bathroom has a fitted three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

The second floor landing provides access to the principal bedroom which has a Velux window to the rear elevation.

- THREE BEDROOM, TWO BATHROOM SEMI DETACHED PROPERTY
- MODERN KITCHEN/DINER
- SPACIOUS ACCOMMODATION OVER THREE LEVELS
- LOUNGE WITH BI-FOLD DOORS
- DOWNSTAIRS WC
- SOUTH-EAST FACING REAR GARDEN
- ALLOCATED PARKING SPACE
- EASY ACCESS TO MOTORWAY NETWORKS





**OUTSIDE**

The property benefits from a low maintenance pebble garden to the front, its own allocated parking space, and a low maintenance rear garden comprising a patio seating area and lawn, all enclosed by timber fencing.

**LOCATION**

Ideally positioned for a wide range of local shops and amenities within Wakefield, the property also offers excellent access to the motorway network, making it perfect for those wishing to commute.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



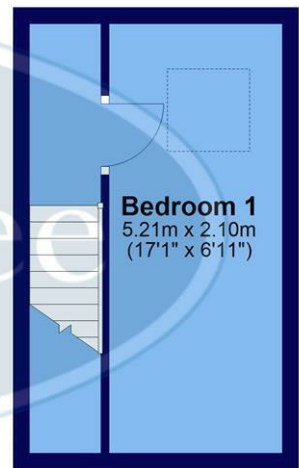
## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



## Second Floor

Approx. 16.0 sq. metres (172.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

