



2ab Eastmoor Road, Wakefield - WF1 3RY

£359,995 Freehold

Charming four-bedroom mews house including off-street parking and a garage. Conveniently located in a sought-after area, this property offers the perfect blend of contemporary living.

Entrance Porch

With tiled floor leading to...

Reception Hallway

With staircase, built in storage, double glazed window, stairs to first floor, access door into integral garage (5.80m x 4.94m max) with power and light laid on, up and over door.

Ground Floor Combined Shower Room

With wash hand basin set in vanity unit, low flush w/c, corner shower, tiling, chrome heated towel rail.

Living Room

19' 0" x 16' 0" (5.80m x 4.88m)

With sliding double glazed patio doors leading onto the rear garden with marble fire surround and hearth with open grate, built in storage unit, double glazed window to the side.

Family Room

14' 10" x 11' 10" (4.52m x 3.60m)

Situated to the rear of the property with sliding double glazed patio doors leading through to the conservatory, downlighting to the ceiling, radiator.

Kitchen

17' 2" x 7' 11" (5.22m x 2.42m)

Fitted with a matching range of light oak fronted wall and base units, corian worktops, colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, integrated fridge and freezer, microwave, Karndean flooring, double glazed window, door leads through to...

Conservatory

15' 0" x 8' 7" (4.58m x 2.62m)

Being double glazed with tiled floor, French doors leading onto the rear garden.

Formal Dining Room

15' 10" x 11' 1" (4.82m x 3.38m)

Situated to the front of the property with double glazed window, three wall light points, useful understairs storage cupboard, central heating radiator.

Stairs lead to First Floor Landing

With built in storage, double glazed window, central heating radiator.

Bedroom

15' 11" x 12' 4" (4.85m x 3.76m)

With double glazed windows to both front and rear, built in wardrobes, dressing table and drawers, two wall light points, central heating radiator.

Bedroom to Front

10' 4" x 12' 0" (3.15m x 3.66m)

With built in wardrobes, overhead cupboards, double glazed window, central heating radiator.

Bedroom to Front

9' 10" x 9' 1" (3.00m x 2.77m)

With built in storage over the staircase, double glazed window, central heating radiator.

Bedroom to Front

With double glazed windows to both front and rear, fitted wardrobes and overhead cupboards.

Seperate Shower Room

With shower cubicle being tiled.

Seperate W/C

With low flush w/c, double glazed window, wash hand basin, tiling.

House Bathroom

With twin wash hand basin set in vanity unit, inset bath, chrome heated towel rail, electric heater, built in airing/cylinder cupboard, tiling.

Outside

To the front, attractive block paved driveway providing ample off street parking leading to integral garage (5.80m x 4.94m) with power and light laid on. To the side passage provides access to the rear south facing gardens with paved patio area, further lawn garden with well stocked borders and rockeries. Please note the property has electric only heating, (no gas supply to the property).







GROUND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2359 sq.ft. (219.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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