



**2 Bed
House - Semi-Detached
located in Havercroft**

32 Regina Crescent
Havercroft
Wakefield
WF4 2ER



Guide price £130,000

*** GUIDE PRICE £130,000 - £135,000 *** Nestled in the charming area of Havercroft, Wakefield, this delightful semi-detached home on Regina Crescent offers a wonderful opportunity for both first-time buyers and those looking to downsize.

The home features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its corner plot, which provides a sense of privacy and space. The private garden is an ideal retreat for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day. Additionally, the property benefits from a driveway, adding to the convenience of everyday living.

Importantly, there is no upward chain, allowing for a smooth and straightforward purchasing process. This home presents a fantastic opportunity to create lasting memories in a lovely community setting. With its blend of charm, practicality, and potential, this semi-detached house is not to be missed.

Entrance Hall

UPVC double glazed entrance door opens into the living room.

Living Room

17'11" x 11'6"

The living room provides a bright and comfortable space, featuring a large window that welcomes abundant natural light. Its layout allows for a cosy seating area that feels inviting and practical for everyday living or entertaining guests.

Kitchen/Breakfast Room

17'11" x 7'9"

This kitchen/breakfast room is designed for both cooking and dining, with ample counter space, integrated appliances, and cabinetry that provides good storage. The room benefits from a window that brings in natural light, creating a bright and practical environment for meal preparation and casual dining.

Stairs and Landing

Staircase leads off the entrance hall to a landing area with UPVC window light, loft access and internal doors to first floor rooms.

Bedroom

14'8" x 9'0"

The main bedroom is well-proportioned, offering a generous space that comfortably accommodates a double bed alongside wardrobes. Built in storage cupboard and a large window fills the room with daylight, contributing to a calm and restful atmosphere.

Bedroom 2

11'2" x 10'5"

This second bedroom provides a versatile space suitable for guests, children, or as a study. It features a sizeable window allowing plenty of natural light, and the room is comfortably spacious with practical storage solutions.

Bathroom

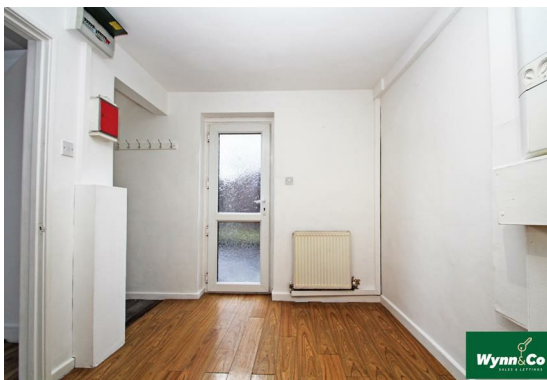
The bathroom includes a classic three-piece suite with a bath, wash basin, and toilet. A window ensures natural ventilation and light, while simple tiling surrounds the bath area, maintaining a fresh and clean feel.

Exterior

Double gates open to a driveway and an enclosed lawned front garden with hedged borders for privacy. The rear garden is also enclosed and private with a concreted patio.

MISC

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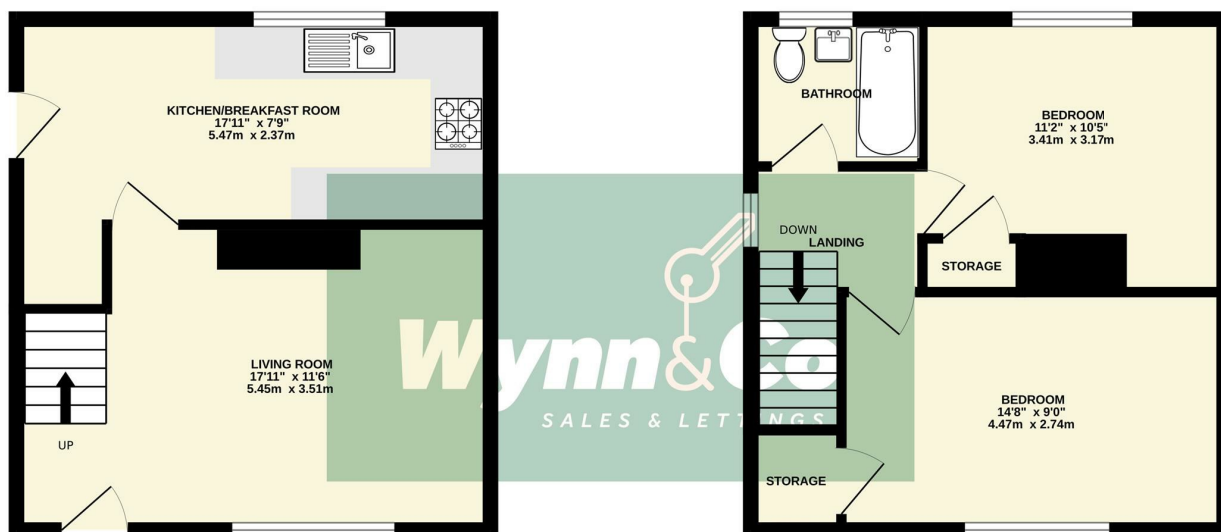


32 Regina Crescent, Havercroft, Wakefield, WF4 2ER



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

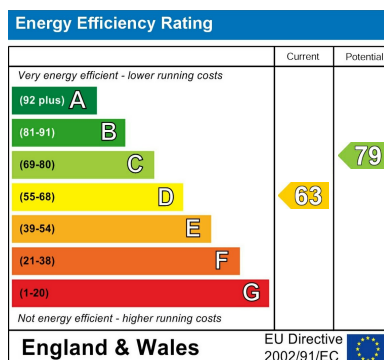
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TWO BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings