



3 Bed  
House - End Terrace  
located in  
Wakefield

Guide Price £300,000



enfields

## Station Cottages

Nostell

Wakefield

WF4 1QW

**\*\*GUIDE PRICE £300,000-£325,000\*\*CHARMING COTTAGE\*\*NO UPWARD CHAIN\*\*POPULAR VILLAGE LOCATION\*\***

Located in the lovely village of Nostell, this delightful end terrace cottage, with no onward chain, presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. Nostell is known for its picturesque surroundings and community spirit, making it an ideal place to settle down.

To the ground floor there is the living room, dining room, kitchen and the bathroom. The first floor comprises of all three bedrooms, WC and access to the loft which has been fully boarded.

Occupying a generous corner position, this attractive cottage benefits from a pleasant frontage with a well-maintained lawned garden and a driveway providing off-road parking. The property features a charming red-brick façade with traditional styling and a covered carport to the side, offering additional sheltered parking. Mature shrubs and established planting enhance the kerb appeal, while the open outlook and spacious plot create an inviting first impression. Beyond the side boundary of the property is an area of woodland that is jointly owned by all the residents of station cottages.

To the rear, the property boasts a generous and private garden, predominantly laid to lawn and bordered by a variety of mature shrubs, plants and trees. The garden provides an excellent space for outdoor dining, entertaining, or family use, with plenty of room for further landscaping if desired. Enclosed by fencing and enjoying a pleasant outlook, the rear garden complements the home well and offers a peaceful outdoor setting.

This home offers a wonderful blend of comfort and potential. Do not miss the chance to view this charming residence in the heart of Nostell.

Entrance Hall  
3'1" x 3'11"

Providing access to the living room. Carpeted throughout. Central heated radiator.

Living Room  
12'7" x 13'3"

Feature fire with marble effect hearth. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Dining Room  
12'10" x 16'5"

Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side elevation and rear.

Kitchen  
16'6" x 8'1"

Modern range of kitchen units with integrated appliances including four ring

electric hob with extractor hood over and double oven. Space for fridge/freezer. Option to reconnect plumbing for washing machine. One and half bowl sink with chrome mixer tap. UPVC double glazed French doors leading to the rear garden. UPVC access door leading to the rear. Tiled flooring. Central heated radiator. UPVC double glazed window to the rear.

Bathroom  
9'5" x 7'5"

White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer tap. WC with low level flush. Shower cubicle with electric shower. Bidet. Tiled flooring. Central heated. UPVC double glazed frosted window to the rear.

Landing  
2'7" x 7'9"

Access to all three bedrooms and to the fully boarded loft. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side of the property.

Bedroom One  
12'8" x 10'12"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property. Access to WC.

WC  
4'7" x 2'11"

WC with low level flush. Wash hand basin with chrome mixer tap. Tiled flooring.

Bedroom Two  
13'4" x 8'5"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three  
9'9" x 7'10"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

External

Driveway with space for up to three cars. Large rear garden enclosed by fencing with a variety of mature shrubs and trees.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



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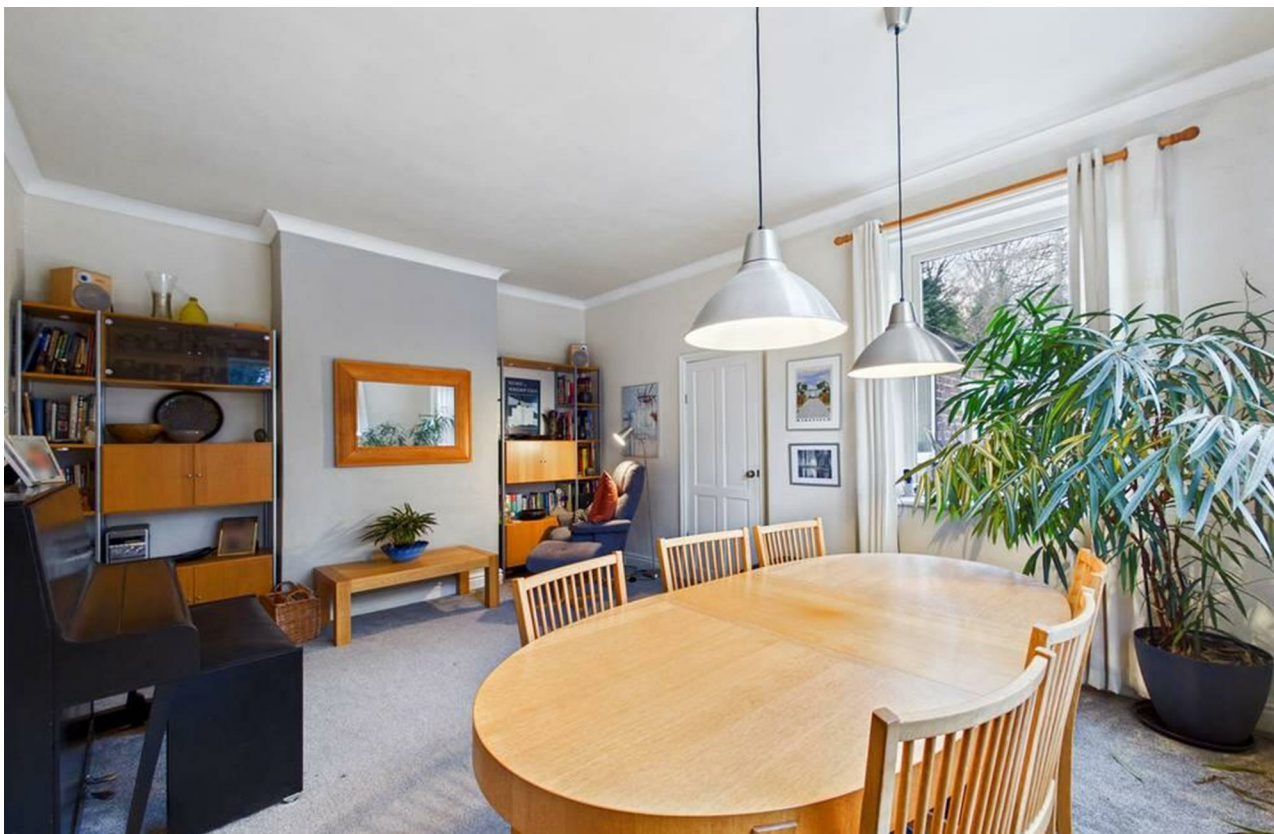
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#### Bathroom

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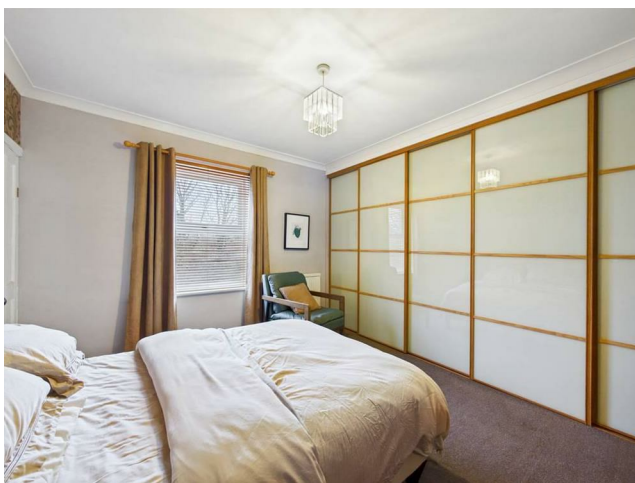
#### Bedroom Three

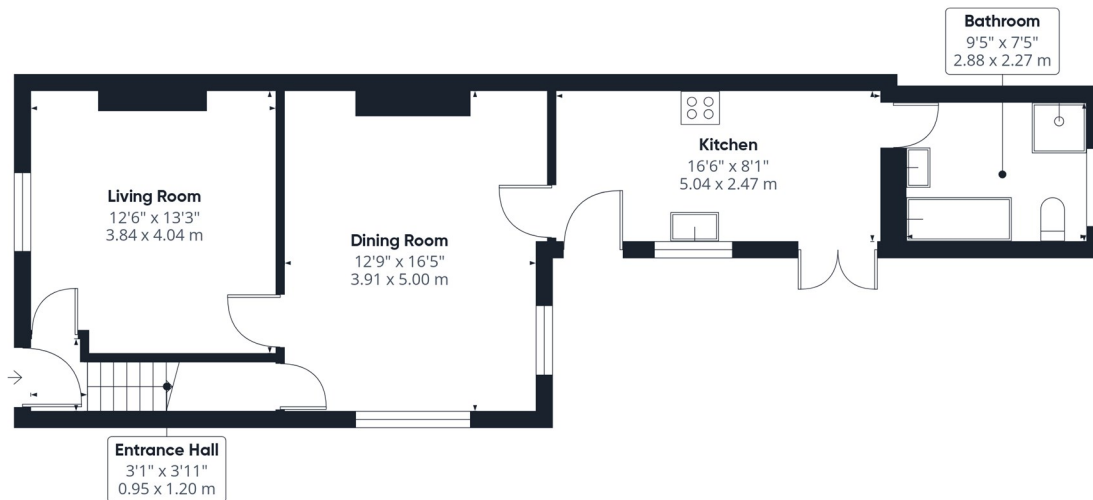
9'9" x 7'10"

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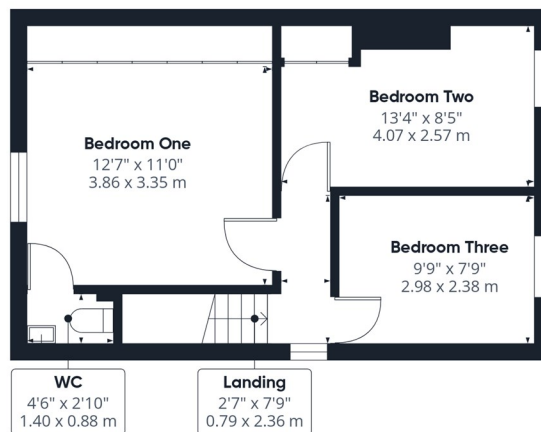
#### External

Driveway with space for up to three cars. Large rear garden enclosed by fencing with a variety of mature shrubs and trees.





Floor 0



Floor 1

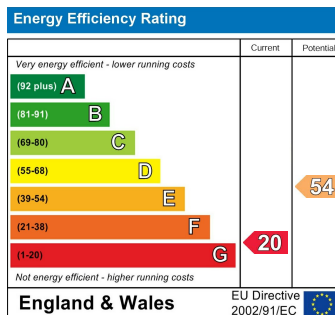


**Approximate total area<sup>(1)</sup>**  
1006 ft<sup>2</sup>  
93.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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