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Coach Road, Outwood
Wakefield,

Offers in the region of £180,000

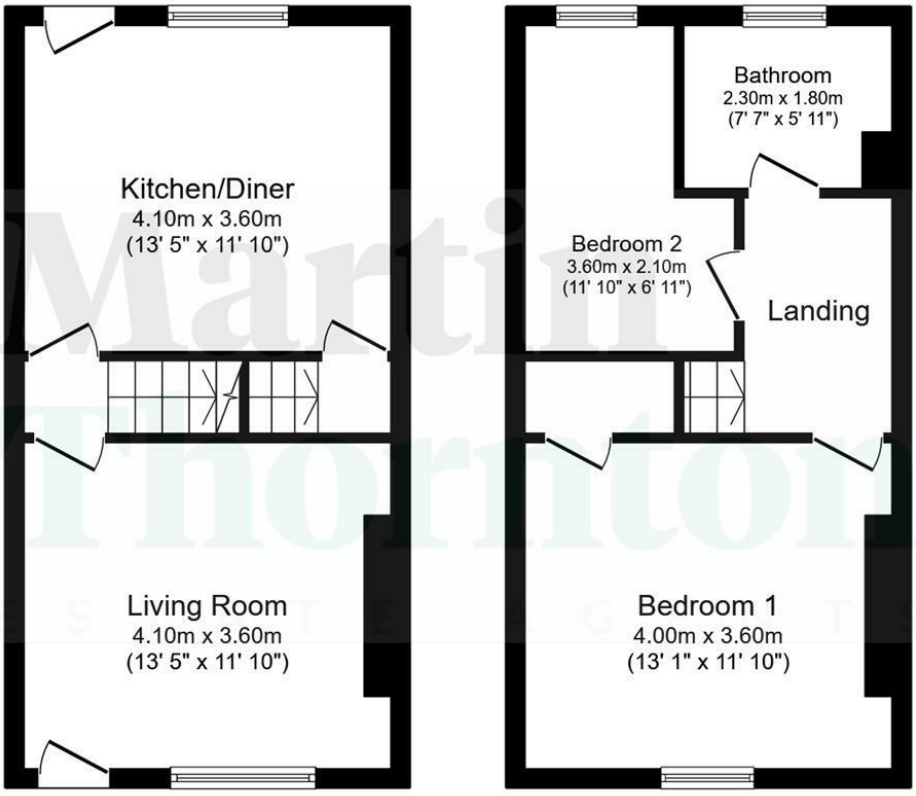
UNEXPECTEDLY RE-OFFERED
This two-bedroom semi-detached property offers well-presented and flexible accommodation, together with a driveway providing off-road parking for vehicles. The property is offered with the advantage of no upper chain and is turn-key ready while benefitting from close proximity to Wakefield Westgate and Outwood railway station, making it an ideal choice for a first-time buyer or professional couple.

The accommodation comprises a living room with a feature multi-fuel stove, inner entrance, open-plan kitchen diner, two good-sized bedrooms and a stylish house bathroom. The property benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, there is a low-maintenance front garden area, while to the rear is a good-sized garden providing an excellent outdoor space. The driveway to the side provides off-road parking for vehicles.

Coach Road, Outwood
Wakefield,

Floorplan



Total floor area: 66.4 sq.m. (715 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Inner Entrance
This area has a radiator and a staircase rising to the first floor landing. A timber door gives access to the kitchen.

Living Room
A uPVC door with decorative double-glazed inserts and matching overlight opens to the living room, which is positioned at the front of the property and has a uPVC and double-glazed window. It has decorative coving to the ceiling, a ceiling light point and a radiator. The focal point of the room is a multi-fuel stove, set to a hearth with a timber fire surround. From here, a timber and bevelled glazed door leads to the inner entrance.



Kitchen Diner
This room is positioned at the rear of the property and the kitchen has a range of wall and base cupboards, drawers, roll-edge worktops with brick style tiled surrounds and an inset stainless steel sink unit. Integrated appliances include a Kenwood range style cooker with an overlying five-ring gas hob, a Cooke & Lewis canopy style filter hood and a microwave. There is space for a freestanding fridge freezer and spaces for a dishwasher and washing machine. The room has ceiling downlighting, a uPVC and double-glazed window to the rear elevation, tiling to the floors and plenty of space for a dining table. A uPVC door with a double-glazed insert gives access to the rear garden. A timber door leads down to the useful cellar.

Cellar
The cellar has power and lighting, shelving and a feature stone table.

First Floor Landing
From the inner entrance, a staircase rises to the first floor landing. There is a ceiling light point and access can be gained to the following rooms:

Coach Road, Outwood
Wakefield,

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Bedroom One
This good-sized double bedroom has a uPVC double-glazed window to the front elevation. It has coving to the ceiling, a ceiling light point and a radiator. There is a useful walk-in wardrobe with hanging hooks and shelving, along with plenty of room for fitted or freestanding furniture. Access can be gained to the loft space and this area is home to the Vaillant central heating boiler.



Bedroom Two
This good-sized room is positioned at the rear of the property and has a uPVC and double-glazed window overlooking the garden and beyond. It has a ceiling light point, coving to the ceiling and a radiator.



Coach Road, Outwood
Wakefield,

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House Bathroom

The bathroom has a white suite comprising a low-level WC, a pedestal hand basin with a waterfall style mixer tap and a panelled bath with a curved splash screen and a waterfall style mains fed shower fitting over. There is LVT flooring, appropriate tiling to the walls, a ceiling light point, a wall-mounted mirror and an extractor fan. A useful cupboard provides extra storage, and there is a chrome ladder style heated towel rail.



External Details

At the front of the property, there is a low-maintenance walled garden. A driveway provides off-road parking to the side of the property. A timber gate gives access to the rear garden, which has a raised and flagged seating area, a lawn and a decked area to the foot of the garden, with a shed. The rear garden is of a particularly good size and is perfect for outdoor entertaining.



Tenure

The vendor informs us the property is Freehold.

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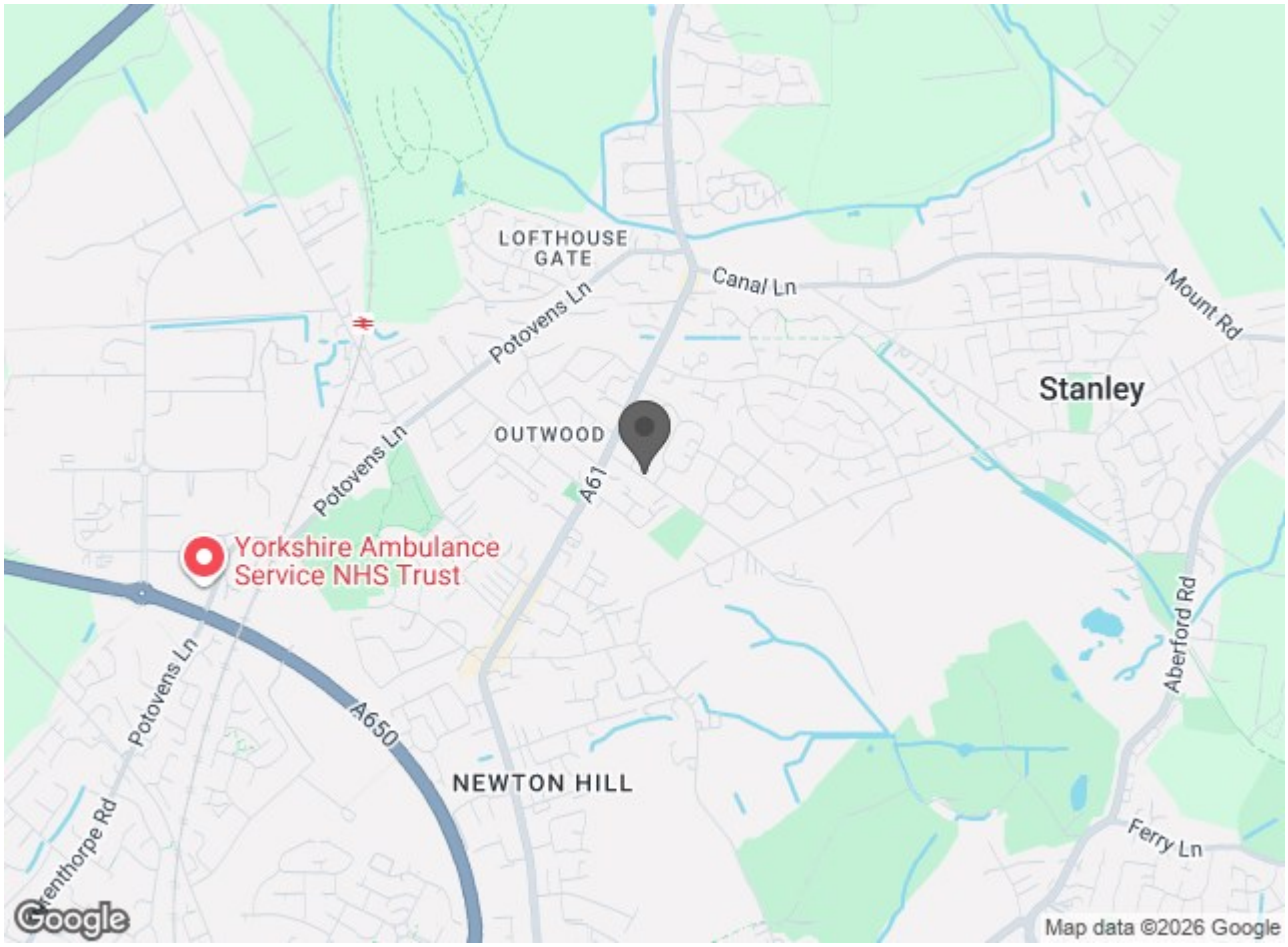
Directions



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