Terrain Map



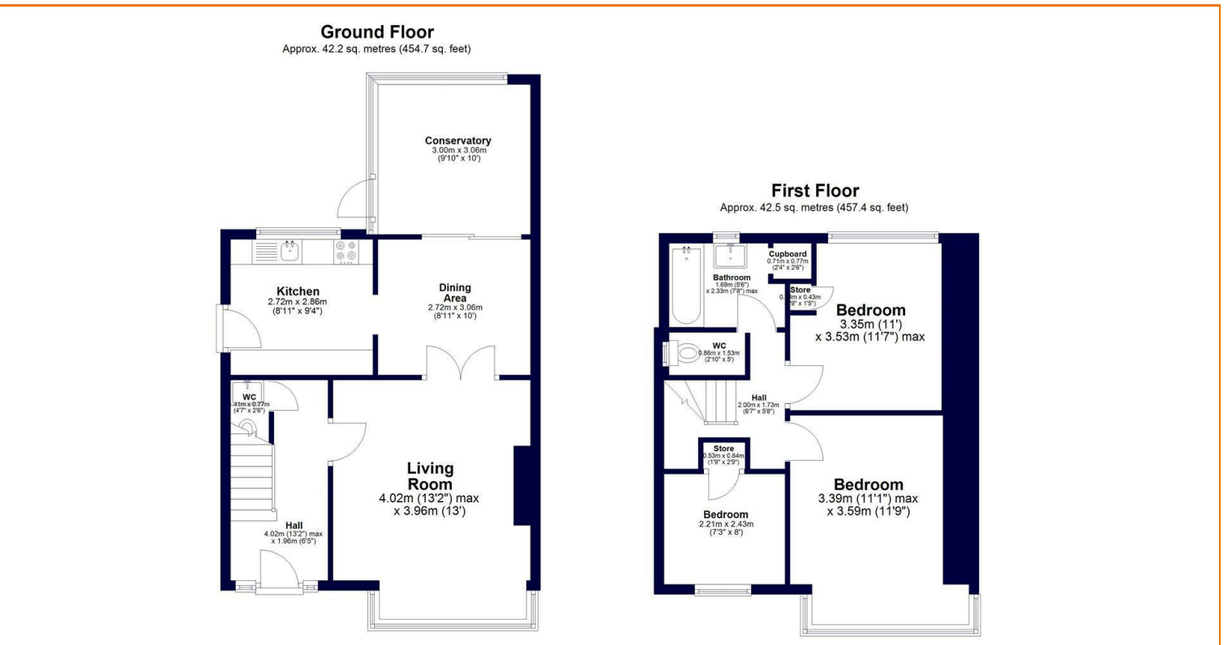
Hybrid Map



Terrain Map



Floor Plan



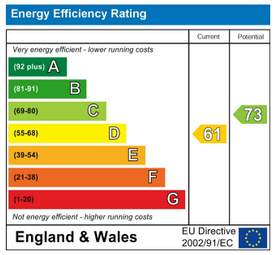
Total area: approx. 84.7 sq. metres (912.1 sq. feet)

52 Melbourne Road, Wakefield

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS



Melbourne Road

, Wakefield, WF1 2RN

£225,000

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Well positioned on the desirable Melbourne Road in Wakefield, this attractive semi-detached house, presents an excellent opportunity for those seeking a comfortable family home where you can make your own mark. With three well-proportioned bedrooms and three inviting reception rooms, including a delightful conservatory, this property offers ample space for day to day living.

There is a modern kitchen, a central heating system, air conditioning units and sealed unit double glazing. Outside, you will find ample off-road parking along with a garage and the rear garden offers a lovely outdoor space with a good degree of privacy and is not overlooked, backing onto the railway line.

Offered with no onward chain the house has been well cared for, although ready for some improvements, allowing you to add your personal touch and make it truly your own. This property is situated in a much sought-after and convenient location, close to local amenities, the city center and transport links, making it an ideal choice for families and professionals alike.

Do not miss the chance to view this delightful home that combines comfort, space, and potential in a prime location.

ACCOMMODATION

RECEPTION HALL
11'8" x 6'4"

Accessed via a composite double glazed front door with matching side panels and incorporating privacy glass and leaded detail. There is a staircase rising to the first floor, a central heating radiator.

WC
4'9" x 2'2"

With a hand wash basin, low flush wc, aquaboard style panelling and a heated towel rail.

LOUNGE
15'5" max x 12'11" max

The focal point for the room is an electric feature fire within a traditional surround, central heating radiator and a uPVC double glazed window to the front elevation. Glazed double doors lead through to the dining room.

DINING ROOM
10'0" x 8'11"

With a central heating radiator and sliding patio doors leading to the conservatory which also have a security grill. An internal glazed door leads to the kitchen to the rear and side of the property.

GARDEN ROOM

Part wall and part uPVC double glazed in construction, wall mounted air conditioning unit and a glazed door allowing access to the rear garden.

KITCHEN
8'9" x 9'4"

Fitted with a range of wall and base units in a contemporary design with contrasting eye level white units and base level Nordic oak style cupboards and work tops which incorporate a stainless steel inset sink unit with mixer tap and a four ring electric hob. The kitchen is further equipped with a fitted oven with provision for a fridge and space for a microwave. Tiled walls and a uPVC double glazed window to the side and rear elevations. A side door with double glazed inset unit allows access to the drive to the side of the property.

BEDROOM 1
14'9" max x 9'8" to the wardrobe doors

There is a uPVC double glazed window to the front elevation, a central heating radiator and a range of fitted bedroom furniture comprising three double door fronted robes, centrally positioned dresser with drawers and eye level cupboard storage over. There is also a Fujitsu air conditioning unit.

BEDROOM 2
11'0" x 9'7" to the wardrobe doors

The fitted furniture comprises floor to ceiling mirror fronted sliding robes incorporating a range of hanging and shelving. There is a central heating radiator, useful cupboard storage a uPVC double glazed window to the rear elevation overlooking an attractive wooded aspect beyond the garden.

BEDROOM 3
8'2" x 8'6", incl bulkhead

With a central heating radiator and a uPVC double glazed window to the front elevation. Recessed cupboard storage unit with shelving.

WC
5'1" x 3'0"

Fitted with a low flush wc, a uPVC double glazed window with privacy glass inset.

BATHROOM
8'0" max x 5'6"

Fitted with a white two piece suite comprising pedestal hand wash basin and panel bath with shower over. There are complementary tiled walls and a useful linen/boiler cupboard housing the Worcester combination boiler. Central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

There is a well stocked front garden with low maintenance pebbled area, raised beds and planted pockets.
To the side if a gated block paved driveway leading to a detached single garage.
There is another, predominantly low maintenance rear garden with planted pockets, pond, raised beds and established greenery.
CHECK LAND REG

GARAGE

Brick built with an up and over door and convenience door leading into the rear garden.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C.

WAKEFIELD LOCAL AUTHORITY.

