

Approx. 35.0 sq. metres (376.7 sq. feet)



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Bedroom 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		67	74
England & Wales EU Directive 2002/91/EC			

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*your home may be repossessed if you do not keep up repayments on your mortgage



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For Sale Freehold £160,000

A superb opportunity to purchase this well presented two bedroom semi detached home, benefitting from two double bedrooms, a kitchen diner with conservatory, a spacious living room with multi fuel cast iron burner, and an enclosed rear garden. The property also offers ample off road parking via a block paved driveway and a detached garage, together with UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall leading to a spacious living room with feature multi fuel cast iron burner, which opens into an L shaped kitchen diner fitted with a range of units and integrated appliances. The kitchen also houses the boiler and provides access to the conservatory overlooking the rear garden. To the first floor, the landing provides access to two double bedrooms and a three piece wet room, along with a useful storage cupboard. Externally, to the front there is an L shaped block paved driveway providing ample off road parking and extending down the side of the property beneath a timber carport to a single detached garage with manual up and over door, power and lighting. A timber gate provides access to the enclosed rear garden, which features a lawned area, paved patio, greenhouse, timber shed and wood store. The garden is fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hendal Lane Primary School which is only minutes walk away and Kettlethorpe High School nearby. The property boasts great access to Newmillerdam Country Park and Pugneys Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away, perfect for those looking to commute for work.

An excellent home offering both practicality and character. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall with a central heating radiator, staircase leading to the first floor landing and a door leading into the living room.

LIVING ROOM

12'2" [min] x 14'2" [max] x 14'3" [3.71m [min] x 4.32m [max] x 4.35m]
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and a multi fuel cast iron burner set into a stone hearth. Door leading through to the kitchen diner.



KITCHEN/DINER

11'8" [max] x 7'2" [min] x 17'5" [3.58m [max] x 2.19m [min] x 5.31m]
Fitted with a range of high gloss wall and base units with laminate work surfaces and upstands. Stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with stainless steel splashback and cooker hood, integrated fridge with freezer below, integrated slimline dishwasher and space and plumbing for a washing machine. Dual aspect with UPVC double glazed windows to the side and rear, tiled floor, inset spotlights and exposed beams to the ceiling. Door to boiler cupboard.



CONSERVATORY

12'7" x 8'6" [3.85m x 2.60m]
UPVC double glazed windows to three sides, tiled floor, central heating radiator, ceiling fan and UPVC door leading out to the rear garden. Power and lighting.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access and doors to two bedrooms, the wet room and a storage cupboard.

BEDROOM ONE

10'1" x 14'4" [3.08m x 4.38m]
UPVC double glazed window to the front elevation, central heating radiator, fitted double wardrobe with sliding doors, ceiling fan and access to a built in storage cupboard.



BEDROOM TWO

11'4" [max] x 9'6" [min] x 11'6" [3.47m [max] x 2.92m [min] x 3.53m]
UPVC double glazed window to the rear elevation, central heating radiator, ceiling fan and fitted shelving.



WET ROOM/W.C.

5'4" x 7'5" [1.65m x 2.27m]
Comprising low flush WC, pedestal wash basin and electric shower with curtain. Fully tiled walls, wet room flooring, chrome heated towel radiator, extractor fan and two frosted UPVC double glazed windows to the side and rear.



OUTSIDE

Externally, the front of the property has an L-shaped block paved driveway providing off road parking, with planted borders and a low maintenance pebbled area. The driveway continues down the side under a timber carport leading to a single detached garage with up and over door, power and lighting. To the rear is an attractive garden with a concrete pathway, lawn, planted borders and mature shrubs. There is a paved patio area, greenhouse and a timber lean-to storage area to the rear of the garage, all enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.