



Leeds Road, Wakefield, West Yorkshire

NO CHAIN | Immaculately presented period property | Fully owned solar panels generate £400p/a (estimated) | Smart security alarm system | Combi boiler | Direct high speed fibre optic connection to every room | Rear garden with two outbuildings | CCTV system

4 Bedroom Period Property | Asking Price: **£224,995**

Rosedale
& Jones



Leeds Road, Wakefield, West Yorkshire

DESCRIPTION

A truly stunning four bedroom period property, with all the modern comforts and upgrades that one could hope for. Viewings are highly recommended.

Key Features

- NO CHAIN
- Immaculately presented period property
- Fully owned solar panels generate £400p/a (estimated)
- Smart security alarm system
- Combi boiler
- Direct high speed fibre optic connection to every room
- Rear garden with two outbuildings
- CCTV system



LOCATION

Situated on the outskirts of Wakefield City Centre, the property benefits from excellent public transportation links, local amenities and leisure facilities. Pinderfields hospital is also located nearby, as is Normanton golf club. The M62 motorway motorway is easy to access, as are the M1 and A1 systems should you wish to travel further afield.

EXTERIOR

Front

Very low maintenance, with decorative stone and a complete boundary. On street parking available for several cars.

Rear

Low maintenance and very well kept. Features include: a decked seating area, perfect for outdoor dining and entertaining. The garden is enclosed, safe for children and pets. The garden has an exterior water supply and two storage outbuildings with power supply.

INTERIOR - Ground Floor

Entrance Hall

Elegant presentation, complete with high ceilings and tile flooring, which is in keeping with the period. Central Heated radiator and a Composite exterior door to the front aspect.

Living Room

4.55m x 3.74m

A well presented room. The space can accommodate a selection of furniture layouts as required and is very spacious. The room also features high ceilings, decorative cornicing and a gas fireplace, all in keeping with the period of the property. Central Heated radiator, Double Glazed windows to the front aspect. Note: Sliding Oak doors also open into the dining room.

Kitchen

5.67m x 2.74m

A premium 'solid Oak' specification, complete with high ceilings, period cornicing, Granite worktops and upstands. The kitchen is very spacious, with loads of storage capacity. Features include: a breakfast bar, complete with two stools, tiled flooring, under unit LED lighting, and an in-set 1.5l sink and drainer. Appliances include: a fitted fridge and freezer, a dishwasher, an electric (double) oven, six gas 'ring' hobs and a fitted extractor fan above. There is also space for a free-standing washing machine and a tumble dryer. Plinth heater, Double Glazed windows and a Double Glazed UPVC exterior door to the rear aspect.

Dining Room

4.92m x 2.83m

A very large room, which is extremely versatile. The space can comfortably accommodate a six seater dining suite and a two seater sofa, along with additional furniture. Hardwood flooring, Double Glazed windows to the rear aspect and a Central Heated radiator.

INTERIOR - First Floor

Landing

Spacious and well presented, with storage space and a Central Heated radiator.

Bedroom One

3.14m x 2.75m

Large enough for a Double bed and some associated furniture, as preferred. The high ceilings offer a nice feature too. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Two

4.92m x 2.85m

A very spacious room which can support a King-size bed and plenty of storage furniture, as required. High ceilings are a lovely feature here too, a Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Very spacious with premium quality tiling to the floor and walls. Features include: a w/c, a wash basin with 'waterfall' hot and cold tap and a bathtub with a standing shower. Central Heated radiator with combined towel rack and a 'frosted' Double Glazed window to the side elevation. Extractor fan and motion sensor LED lighting.

Bedroom Three

4.54m x 2.87m

Another very spacious room, which can support a King-size bed and loads of storage furniture, as required. High ceilings, a Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Four

3.60m x 1.79m

Large enough for a single bed and some storage furniture. Ideal for use as a child's bedroom, a home office, or possibly a walk-in wardrobe. High ceilings, Central Heated radiator and Double Glazed windows to the front elevation. Loft access for extra storage which is boarded and has lighting. Loft access.

Unique Reference Number

#LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Leeds Road, Wakefield
 Approximate Gross Internal Area
 Main House = 124 Sq M/1334 Sq Ft
 Outbuilding = 7 Sq M/75 Sq Ft
 Total = 131 Sq M/1409 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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