

Clarence Walk, Wakefield, West Yorkshire

NO CHAIN | Detached garage | Close to Thornes park | Close to local amenities | Excellent transportation links | Ensuite facilities | Conservatory | Potential to add value

3 Bedroom Detached House | Asking Price: £270,000

Rosedale
& Jones



Clarence Walk, Wakefield, West Yorkshire

DESCRIPTION

NO CHAIN. Potential to add value, close to Wakefield and Thornes park. Ideal for first time buyers upsizers and investors alike. URN: LCLG

Key Features:

- NO CHAIN
- Detached garage
- Close to Thornes Park
- Close to local amenities
- Excellent transportation links
- Ensuite facilities
- Conservatory
- Potential to add value



LOCATION

Close to Thornes Park, Wakefield City Golf Course and the Westgate Retail/Leisure Park, this property offers plenty of options for exercise and entertainment. With Wakefield City Centre accessible quickly and easily by car, or via public transportation. The M1 motorway is also located nearby, as is Wakefield Westgate train station making the transportation links excellent if you need to commute further afield.

EXTERIOR

Front

A low maintenance grass lawn, surrounded by solid 'black' steel fencing to the boundary.

Rear

An enclosed rear garden, consisting of a grass lawn and some light patio coverage, which is ideal for some garden furniture.

INTERIOR - Ground Floor

Entrance Hall

Spacious enough for some shoe and coat storage. UPVC exterior door to the front aspect. Central Heated radiator.

W/C

Features include: a w/c and a wash basin with splash back tiling. Central Heated radiator and a 'frosted' Double Glazed window to the front aspect.

Living Room

5.32m x 3.19m

A very spacious room which can accommodate a range of furniture layouts, depending upon your preference. The room also features a gas fireplace with a marble hearth. Two Central Heated radiators and Double Glazed windows to the front aspect. Double Glazed French doors also lead to the conservatory.

Conservatory

2.99m x 2.99m

Very spacious and can accommodate a few different furniture choices. Solid hardwood flooring is a nice feature and direct access to the rear garden is available through the Double Glazed French Doors. Double Glazed windows to the side aspect.

Dining Room

2.87m x 2.73m

The space can accommodate a six seated dining table and some additional storage furniture, as required. Central Heated radiator and Double glazed windows to the front aspect.

Kitchen

3.78m x 2.56m

A generous storage capacity. Features include: a 1.5l sink and drainer, a fitted electric oven, with four gas 'ring' hobs and an extractor fan above, splash back tiling to the walls and space for a freestanding fridge/freezer and a washing machine. Under-stairs storage. A Central Heated radiator, Double Glazed windows and a UPVC exterior door, with Double Glazing to the rear aspect.

INTERIOR - First Floor

Bedroom One

3.31m x 3.19m

A spacious room which can easily accommodate a double bed. The room benefits from a huge amount of fitted storage capacity and ensuite facilities. Central Heated Radiator and Double Glazed windows to the front elevation.

En-Suite

Features include: wall tiling, a shower cubicle, wash basin and a w/c. Central Heated radiator and a 'frosted' Double Glazed window to the front elevation.

Bedroom Two

4.04m x 2.83m

Another spacious double bedroom, with a good amount of fitted storage capacity. Central Heated Radiator and Double Glazed windows to the front elevation.

Bathroom

Features include: wall tiling, a bathtub, a wash basin and a w/c. Central Heated radiator and 'frosted' Double Glazed windows to the rear elevation.

Bedroom Three

2.29m x 1.98m

Large enough for use as a single bedroom, but would also work well as a home office, nursery or even a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the side elevation.

Unique Reference Number

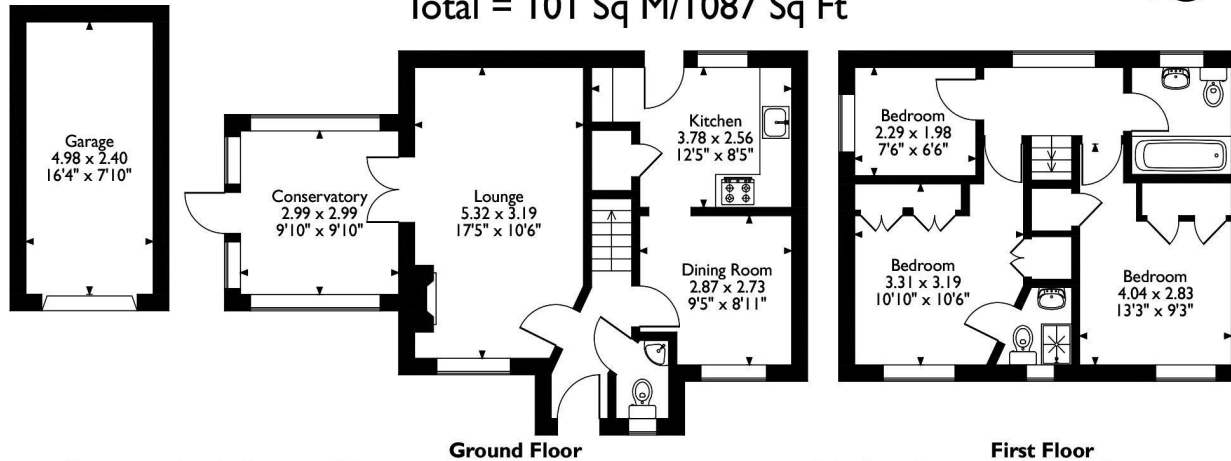
#LCLG

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.



Clarence Walk, Wakefield
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Garage = 12 Sq M/129 Sq Ft
 Total = 101 Sq M/1087 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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