



Cumbrian Way, Wakefield, West Yorkshire

Security alarm system | Detached garage | Large driveway | Conservatory | New shower room | Spectacular views | CCTV | Spacious accommodation

3 Bedroom Detached Bungalow | Asking Price: **£325,000**

Rosedale
& Jones



Cumbrian Way, Wakefield, West Yorkshire

DESCRIPTION

A beautiful bungalow with spectacular views from the rear garden. Plenty of off street parking, a detached garage, a new shower room and all in a very popular location with easy access to both Horbury and Wakefield.

Key Features

- Security alarm system
- Detached garage
- Large driveway
- Conservatory
- New shower room
- Spectacular views
- CCTV
- Spacious accommodation



LOCATION

Nestled between Horbury and Wakefield, this property is close to Thornes Park, Wakefield City Golf Course and the Westgate Retail/Leisure Park and offers plenty of options for amenities, exercise and entertainment. With easy access to public transport and excellent commuter links generally, the property is in an ideal and ever popular area.

EXTERIOR

Front

Low maintenance and very well kept. Consisting of a grass lawn and decorative planted borders. Off street parking is available for up to four vehicles, including one small car parked in the detached garage.

Rear

Wonderful views and a nice relaxing area to entertain friends and family. A South facing and very well kept garden with a generous lawn and some lovely fruit trees. Two storage sheds and a greenhouse. Access to the main garage and access down both sides of the property. The garden is enclosed on all sides and very secure, ideal for pets and young children.

INTERIOR - First Floor

Entrance Hall

Very spacious with a storage cupboard for coats and shoes. A composite exterior door to the side aspect with 'frosted' Double Glazing and a Central Heated radiator.

Lounge

Enough space for a range of furniture choices. Features include fitted blinds and a beautiful gas fireplace. Central Heated radiator and a Double Glazed window to the front aspect.

Kitchen

A good size space with a generous amount of unit and storage capacity. There is also a handy breakfast bar with space for two stools and supported appliances include: space for a Range cooker with 7 gas hobs and a double oven with a fitted extractor fan above . There is also space for a free-standing fridge and freezer and a free-standing washing machine. Double Glazed windows and a composite exterior door with 'frosted' Double Glazing to the side aspect. Modern vertical Central Heated radiator.

Bedroom One

A spacious room which can support a King-size bed quite comfortably and benefits from wall length built-in wardrobes. Central Heated radiator and a large Double Glazed window to the rear aspect. Stunning rear views of the garden and fields beyond.

Bedroom Two

Another spacious room which can support a King-size bed and additional furniture, as required. The room also benefits from a built-in storage cupboard. Central Heated radiator and Double Glazed windows to the front aspect.

Bathroom

A new and fully tiled, modern installation with a w/c, a wash basin and large double walk-in shower cubicle. Central Heated 'chrome' towel rack and an extractor fan, with separate isolation switch. 'Frosted' Double Glazed windows to the side aspect.

Bedroom Three

Large enough for a single bed and associated furniture, but currently being used as a study. This room would also make a lovely play room. Central Heated radiator and a Double Glazed sliding door to the conservatory.

Conservatory

A lovely space to relax during those hot summer days, with wonderful views of the open grassland to the rear. A solid roof and Double Glazed windows and French doors to the rear aspect.

Unique Reference Number

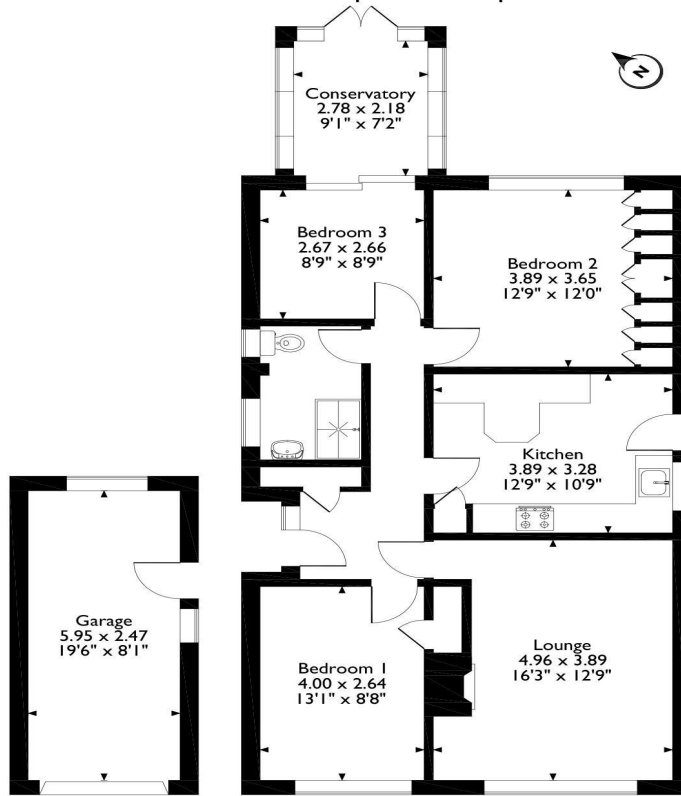
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Disclaimer

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.



Cumbrian Way, Wakefield, West Yorkshire
 Approximate Gross Internal Area
 Main House = 87 Sq M/936 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 102 Sq M/1097 Sq Ft

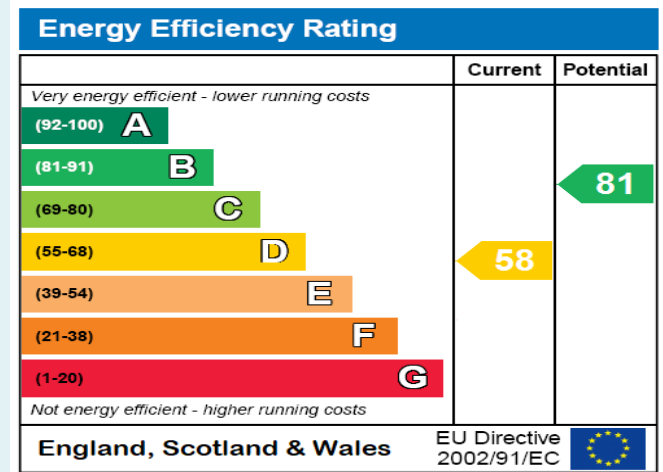


Ground Floor

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.



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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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