

**SOLD STC**



## **Potovens Lane, Lofthouse**

**2 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £190,000**

**MARTIN&CO**





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**INTRODUCTION** Martin and Co - Wakefield are delighted to bring to the sale market this spacious, well presented two bedroom end terraced property. With rear garden and driveway parking. Located in the popular area of Lofthouse with commutable access to Wakefield center and Leeds and the property benefits from upgraded UPVc double glazed windows, air distribution system and full gas central heating. Externally the property is presented with driveway parking and enclosed low maintenance garden with impression concrete, decking and artificial grass.

- No Chain
- Two Bedroom
- End Terraced House
- Beautifully Presented Throughout
- Modern Bathroom

**LIVING ROOM** 14' 10" x 12' 11" (4.54m x 3.95m) With UPVc entrance door into a spacious living room boasting bay window allowing ample natural light and traditional high ceilings.

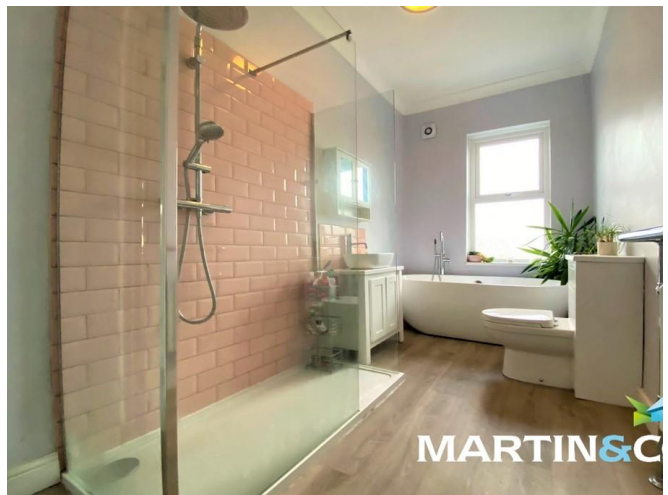
**KITCHEN/DINER** 15' 10" x 13' 9" (4.85m x 4.21m) To the rear of the property is a spacious kitchen diner with modern fitted kitchen. To include a range of wall and base units, Integrated dishwasher, washing machine and electric oven and gas hob built into a feature chimney breast with extractor fan.



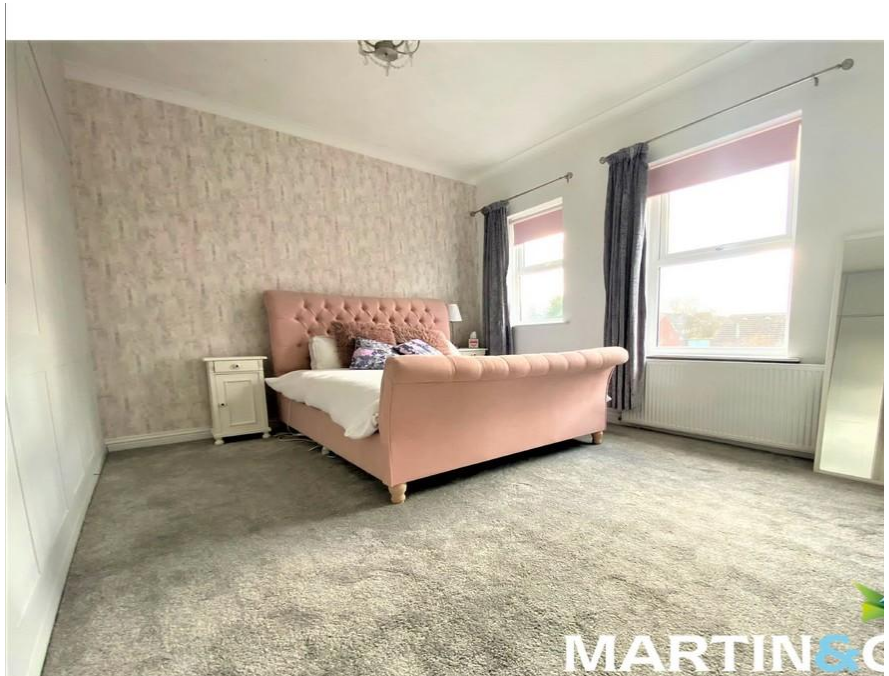
**MASTER BEDROOM** 14' 11" x 12' 11" (4.55m x 3.96m) To the first floor there is a larger than average double main bedroom with two UPVc windows for natural light and inbuild range of wardrobes across one wall.

**SECOND BEDROOM** 10' 9" x 7' 4" (3.28m x 2.25m) The second bedroom is a good sized single bedroom, perfect space for office use or guest room.

**BATHROOM** 13' 10" x 6' 4" (4.23m x 1.94m) Benefitting from a free standing bath tub bath with mixer tap and hand held shower, sperate large shower enclosure with thermostatic shower mixer and free standing sink vanity unit the bathroom is a beautifully presented room. The bathroom also benefits from further storage cupboard.







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## Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN  
T: 01924 201457 • E: wakefield@martinco.com

# 01924 201457

<http://www.martinco.com>



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