

SOLD STC



Dunn Close, Wrenthorpe

2 Bedrooms, 1 Bathroom, Town House

Asking Price Of £175,000

MARTIN&CO



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- TOWN HOUSE
- TWO BEDROOM
- ENCLOSED REAR GARDEN
- GARAGE
- CLOSE TO M1 AND M62 MOTORWAY LINKS

Martin & Co Wakefield are pleased to bring to the sales market this well presented, two bedroom town house located in the sought after area of Wrenthorpe with great traveling links to and from Wakefield city centre, the M1 and M62 motorway links are just a short driving distance away ideal for the commuter to neighbours cities.

ENTRANCE PORCH 3' 7" x 3' 4" (1.11m x 1.04m)
 Upon entrance to the property, you are greeted by a well-lit porch that seamlessly blends the outdoor and indoor living with through access to the lounge.

LOUNGE 17' 3" x 10' 6" (5.26m x 3.21m) Moving through to the lounge you are presented with a generously sized room with fireplace feature, laminate wooden effect floor, a large UPVc window allowing natural light to flood the room. Access to the staircase is presented on the right hand side of the room.

KITCHEN 11' 1" x 9' 0" (3.39m x 2.75m) The kitchen is a harmonious blend of natural charm and modern convenience, designed to be both functional and inviting. The room features wall and base units with a pine wood effect, giving the kitchen a warm and rustic feel while providing ample storage space. At the heart of the kitchen is the electric oven and hob, seamlessly integrated into the base units. The hob, with its smooth, glass surface, is both easy to clean and visually appealing. The kitchen is flooded with natural light, thanks to the large sliding patio doors that lead out to the enclosed rear garden. These doors not only provide a stunning view of the garden but also when open, they allow fresh air to flow through the kitchen, enhancing the airy and open feel of the room.



MASTER BEDROOM 11' 2" x 10' 10" (3.4m x 3.31m)
 The master bedroom is a serene and stylish retreat, designed with both comfort and functionality in mind.



The floor is covered with sleek laminate wood flooring, which adds warmth to the space while being easy to maintain. One of the standout features of the room is the elegant built-in wardrobes, which provide ample storage without compromising on style. These wardrobes are crafted with a modern design and finished in a soft, neutral colour that complements the overall décor of the room. Integrated into the wardrobes is a clever corner shelving feature, perfect for displaying personal items, books, or decorative pieces, adding both practicality and a touch of personality to the space. Complete with a large UPVc window.

SECOND BEDROOM 11' 2" x 8' 3" (3.4m x 2.52m) A double room with neutral décor and carpet with UPVC double glazed window. Perfect space for a cosy bedroom retreat or a guest room.

BATHROOM 7' 9" x 5' 5" (2.38m x 1.67m) The bathroom exudes a clean and modern aesthetic, with an emphasis on simplicity and functionality. The walls are adorned with floor-to-ceiling tiles in a neutral tone,

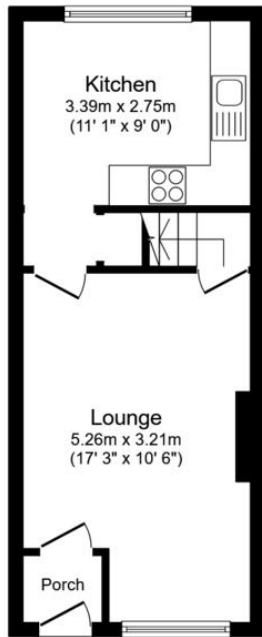
the tiles' subtle sheen reflects light, enhancing the room's brightness and making the space feel larger and more open. Complete with pedestal sink, toilet and shower over bath to maximise space.

EXTERNAL The enclosed rear garden is a delightful outdoor space, designed thoughtfully by dividing the area into a decking area that follow from the kitchen patio doors and transitions into a lush, green lawn. The entire garden is enclosed by a sturdy boundary fence, ensuring privacy and security. This property includes a garage space which is positioned aside from the row of properties.



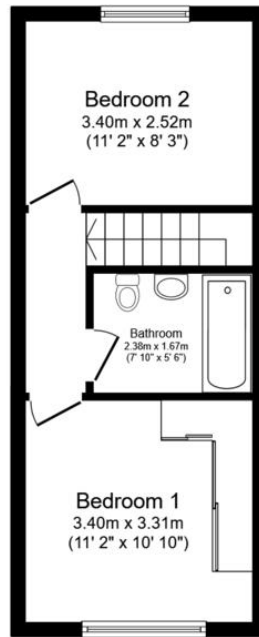


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Ground Floor

Floor area 30.3 m² (327 sq.ft.)



First Floor

Floor area 30.3 m² (327 sq.ft.)

TOTAL: 60.7 m² (653 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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