

## Henry Street, Wakefield, West Yorkshire

Close to Wakefield Town Centre | Excellent commuter links and amenities | Low maintenance | Ideal for first time buyers | Ideal 'buy to let' investment | Cellar

2 Bedroom Terraced House | Asking Price: **£129,995**

Rosedale  
& Jones 



# Henry Street, Wakefield, West Yorkshire

## DESCRIPTION

Well presented, low maintenance and close to Wakefield Town Centre. Ideal as a first time buy or as a 'buy to let' investment.

### Key Features:

- Close to Wakefield Town Centre
- Excellent commuter links and amenities
- Low maintenance
- Ideal for first time buyers
- Ideal 'buy to let' investment
- Cellar



## **LOCATION**

Situated close to Wakefield City Centre and only a short drive to the Trinity Walk Retail/Leisure Park. This property offers plenty of options for entertainment and amenities. Transportation links are also excellent with regular bus routes, the train station is within walking distance and the M1 motorway is also conveniently positioned for trips further afield.

## **EXTERIOR**

### **Rear**

Low maintenance, with on street parking for residents.

### **Rear**

A low maintenance space, featuring decorative stone. There is also space for a generously sized shed for storage purposes.

## **INTERIOR - Ground Floor**

Note: The property benefits from a cellar - see floor plan for dimensions.

### **Living Room**

*4.63m x 3.68m*

This large room can accommodate a selection of furniture layouts and features a (functional) electric fireplace along side hardwearing laminate flooring. Central Heated radiator, Double Glazed windows and a UPVC exterior door to the front aspect.

### **Kitchen**

*3.65m x 2.43m*

A compact design with a reasonable amount of unit space for storage. Supported appliances include: space for a free-standing electric oven, with four gas 'ring' hobs, a fridge freezer and a washing machine. Other features include: a 1.5 L stainless steel sink and drainer and splashback tiling. Double Glazed UPVC exterior door to the rear aspect and a Central Heated radiator.

## **INTERIOR - First Floor**

### **Landing**

Loft access.

### **Bedroom One**

*3.70m x 3.09m*

Large enough for a King-size bed if preferred and some associated storage furniture. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bathroom**

High quality tiling to the floor and walls, a bathtub, wash-basin and a w/c. Central Heated radiator and motion sensor activated lighting.

### **Bedroom Two**

*3.63m x 2.42m*

Large enough for a double bed and associated furniture. Central Heated radiator and Double Glazed windows to the rear elevation.

## **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.

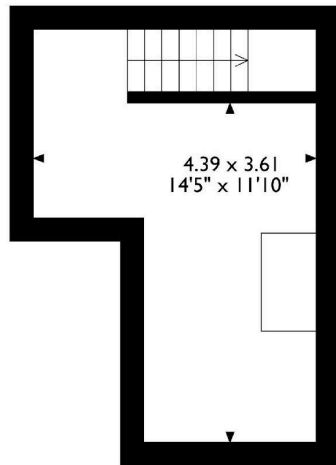






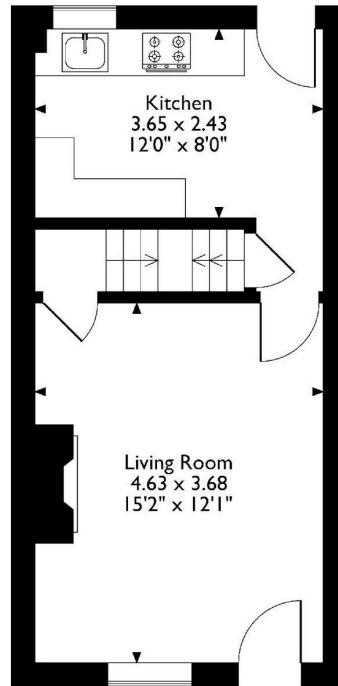
# Henry Street, Wakefield

## Approximate Gross Internal Area 75 Sq M/807 Sq Ft



Cellar

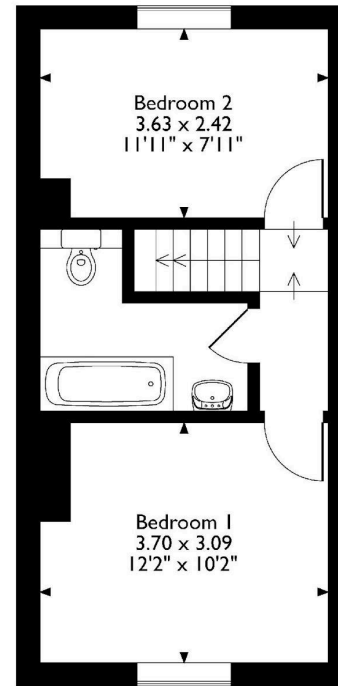
4.39 x 3.61  
14'5" x 11'10"



Ground Floor

Kitchen  
3.65 x 2.43  
12'0" x 8'0"

Living Room  
4.63 x 3.68  
15'2" x 12'1"



First Floor

Bedroom 2  
3.63 x 2.42  
11'11" x 7'11"

Bedroom 1  
3.70 x 3.09  
12'2" x 10'2"

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)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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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. Simply scan the QR code to reserve an appointment via our live diary:

01924 792796

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