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**LINLEY &
SIMPSON**



THE GREEN, SHARLSTON, WAKEFIELD, WF4 1EL

THREE BEDROOM COTTAGE within a converted barn in Sharlston Common, Wakefield. With **TWO RECEPTION ROOMS** and **ENSUITE SHOWER ROOM** the property suits a small family! **VIEWING ADVISED.**

Offers Over £195,000



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THREE BEDROOM COTTAGE within a converted barn in Sharlston Common, Wakefield. The property is well appointed and retains a range of features that add to the character of the property including exposed beams and floor to ceiling windows in the lounge. The bathrooms have been modernised and a replacement boiler fitted very recently.

Located in a semi rural village setting within a courtyard surrounded by similar properties the house also benefits from a location that is close to local primary and secondary schools, public transport links and is approximately ten minutes drive from Wakefield city centre and in close proximity to M62, M1 and A1 motorway networks. There are a range of local amenities in the neighbouring villages.

Briefly comprising entrance hall, kitchen with separate utility/storage room, dining room and lounge. The first floor holds the master bedroom with en-suite shower facilities and bedroom two and three. Additionally there is the house bathroom and store cupboard at first floor level. Externally the property has a paved courtyard to the front with space for car parking and to the rear a lawned garden with decked patio area and further parking available in a detached garage block.

GROUND FLOOR

ENTRANCE HALL

Wooden staircase to first floor with spindle bannister, central heating radiator, under stairs cupboard and doors to lounge, dining room and kitchen.

LOUNGE 20'7" x 10'6" (6.27m x 3.20m)

Double glazed floor to ceiling windows to front and rear elevations, wood effect fireplace with marble inset and hearth housing electric fire, two TV points, wooden flooring and central heating radiator.

DINING ROOM 10'1" x 8'10" (3.07m x 2.69m)

Window to rear elevation, double doors to lounge, wooden flooring and central heating radiator.

KITCHEN 13'7" x 8'0" (4.14m x 2.82m maximum)

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, built-in electric oven with five ring gas hob and extractor hood. Space for washing space, dishwasher and under counter space for a fridge freezer. Exposed beam to ceiling, central heating radiator, two double glazed windows and door to rear elevation. Access to utility room.

UTILITY ROOM 8'0" x 5'6" (2.44m x 1.67m)

Double glazed floor to ceiling window to front elevation, central heating radiator.

FIRST FLOOR

LANDING

Storage cupboard, telephone point, access to roof space and central heating radiator.

MASTER BEDROOM 11' x 9'3" (3.35m x 2.82m maximum)

Window to rear elevation, exposed beams, TV point and central heating radiator.

EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising step-in shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls and tiled floor, heated towel rail and extractor fan.

BEDROOM TWO 10'7" x 6'8" (3.23m x 2.03m)

Window to front elevation, exposed beams, fitted furniture with hanging space, drawers and shelving, central heating radiator.

BEDROOM THREE 8'0" x 7'7" (2.44m x 2.31m)

Window to rear elevation, central heating radiator.

BATHROOM

Fitted with a white three piece suite comprising panelled bath with shower over, inset basin set into vanity unit and w.c. Tiled walls and tiled flooring, airing cupboard housing immersion heater, heated towel rail and window to rear elevation.

OUTSIDE

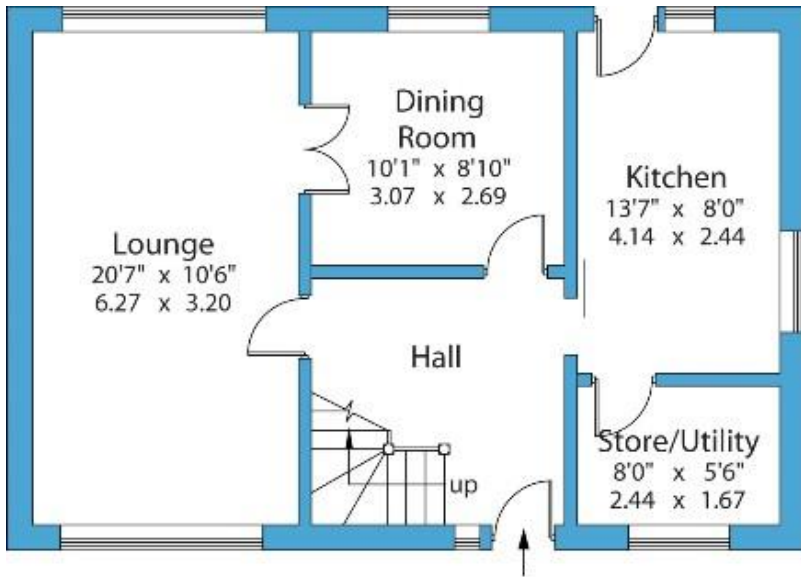
To the front of the property is a block paved courtyard providing off street parking space.

The rear garden is paved with lawned and decked patio area, garden shed and fenced boundaries.

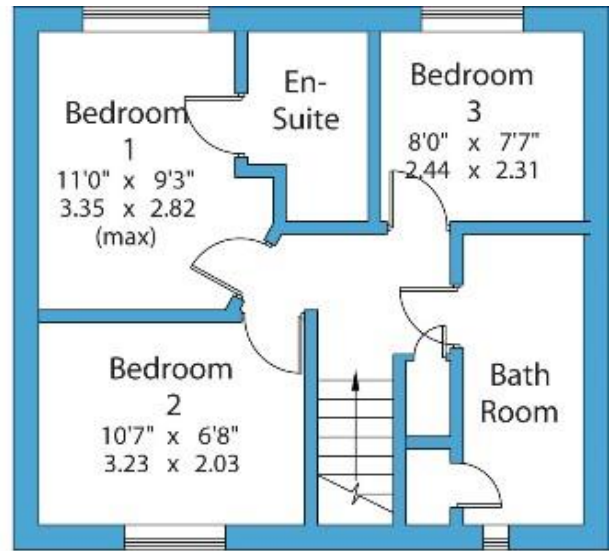
GARAGE

Located in a separate block with up-and-over entry door with space to park in front for one car.





Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		61	EU Directive 2002/91/EC
			69
			55

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

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AGENTS NOTES:

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