



## 62 Beechwood Avenue

For Sale £134,950

Flanshaw Park, Wakefield, WF2 9JY

Holroyd Miller have pleasure in offering for sale this spacious and well proportioned mature mid town house situated on this ever popular and convenient tree lined development on the outskirts of the city centre. Offered with immediate vacant possession and in need of some updating works yet having both gas fired central heating, UPVC double glazing and comprising; entrance hall leading to spacious living room with feature bay window, feature tiled fire surround, kitchen with a range of built in units, access to large pantry cupboard, rear entrance lobby with access to boiler cupboard. To the first floor, two double bedrooms one having period fire surround, house bathroom with electric shower over bath with large storage cupboard. Outside, neat garden area to the front, passage gives access to the generous rear garden with paved areas, useful garden shed. Located within easy reach of excellent local schools, local supermarket, easy access to the motorway network via J40/M1 yet within easy reach of Wakefield city centre and its excellent range of amenities. Offered with immediate vacant possession. No Chain.

# 62 Beechwood Avenue

Flanshaw Park, Wakefield, WF2 9JY

**ENTRANCE HALL**  
With double glazed entrance door, central heating radiator.

**LIVING ROOM**  
13' 10" x 14' 0" (4.23m x 4.27m) plus bay window  
With feature double glazed bay window, tiled fire surround and hearth with gas point for fire, central heating radiator.

**KITCHEN**  
13' 11" x 6' 10" (4.25m x 2.09m)  
With a matching range of wall and base units, worktop areas, stainless steel sink unit, double drainer, electric point for cooker, tiling between the worktops and wall units, plumbing for automatic washing machine, built in storage cupboards, double glazed window, central heating radiator, access to large pantry cupboard.

**REAR ENTRANCE LOBBY**  
With access to boiler cupboard with combination central heating boiler.

**STAIRS LEAD TO...**

**FIRST FLOOR LANDING**

**HOUSE BATHROOM**  
Furnished with colored suite comprising; pedestal wash basin, low flush w/c, paneled bath with Triton electric shower over, tiling, double glazed window, airing cupboard, central heating radiator and further deep storage cupboard.

**BEDROOM TO FRONT**  
10' 7" x 14' 0" (3.25m x 4.29m) plus recess  
Having feature period style fire surround, double glazed window, central heating radiator.

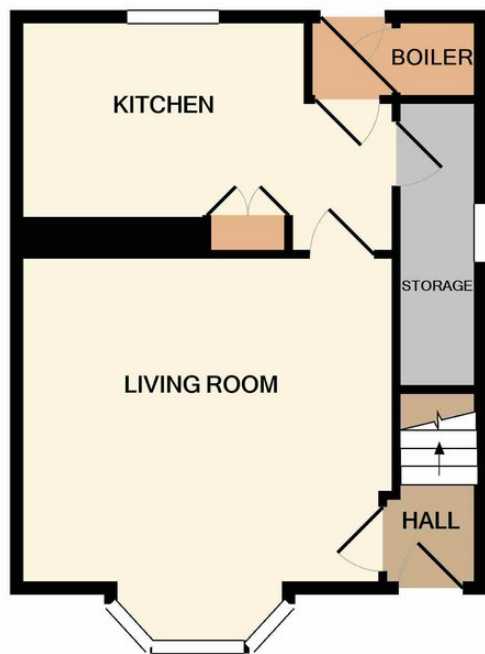
**BEDROOM TO REAR**  
10' 3" x 14' 2" (3.14m x 4.34m)  
With double glazed window, central heating radiator.

**OUTSIDE**  
Neat garden area to the front with pathway leading to the front door, side passage gives shared access to the rear garden with paved pathways and patio areas, well stocked borders, useful garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021