



Leeds Road, Lofthouse

Wakefield, West Yorkshire, WF3 3HF

Asking Price:

£154,950

Holroyd Miller have pleasure in offering for sale this fully refurbished mid terrace house occupying a popular and convenient position together with garage/workshop. Offering excellent accommodation for the first time buyer and briefly comprising entrance to living room with new oak laminate flooring, stunning breakfast kitchen with a range of cream shaker style fronted wall and base units, built in oven and hob, fitted breakfast bar, feature light oak tread spiral staircase leads to first floor landing with built in storage cupboard, stunning house bathroom furnished with modern white suite being fully tiled with shower over bath and shower screen, two bedrooms, second bedroom/office. Outside, street lined to the front, to the rear gravelled parking area leading to detached garage/workshop with power and light laid on. Located a short distance from Outwood village centre including its excellent range of amenities including supermarket, take ways, pubs, restaurants, local train station and easy access to the motorway network. Offered with No Chain.



Entrance to Living Room 15'7" x 10'4" (4.75m x 3.15m).
With double glazed entrance door, laminate oak flooring, double glazed window, recently redecorated, central heating radiator.

Breakfast Kitchen 15'7" x 7'2" (4.75m x 2.18m).
Recently refitted with a range of cream shaker style fronted wall and base units, contrasting worktop areas, breakfast bar, tiling between the worktops and wall units, tiled floor, stainless steel sink unit, single drainer with mixer tap unit, fitted oven and hob, plumbing for automatic washing machine, double glazed rear entrance door, feature spiral staircase with light oak treads leads to...



First Floor Landing

With storage cupboard containing central heating boiler, central heating radiator, laminate wood flooring, double glazed window.



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House Bathroom

Furnished with modern white suite recently refitted with wash basin set in vanity unit, low flush w/c, panelled bath with electric shower over and shower screen, downlighting to the ceiling, tiling, chrome heated towel rail, double glazed window, single panel radiator.

Bedroom to Front *10'9" x 9'11" (3.28m x 3.02m)*

With double glazed window, laminate wood flooring, single panel radiator.



Bedroom/Study *12'8" x 4'8" (3.86m x 1.42m)*

A single bedroom with double glazed window, recently re carpeted, central heating radiator.

Outside

The property is street lined to the front, to the rear, gravelled parking area for the neighbouring properties with parking immediately in front of the garage (4.83m x 2.49m) with fitted bench, power and light laid on, up and over door.



Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through Holroyd Miller





Property Specialists

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
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract