



Wilson Court, Outwood

Wakefield, WF1 3DU

Asking Price:

£165,000

Holroyd Miller have pleasure in offering for sale this attractive well-presented three bedroom mid town house occupying a popular and convenient position within walking distance of Outwood village centre and its excellent range of amenities. Offering excellent accommodation for the first-time buyer or property investor, having gas fired central heating and PVCu double glazing. The well-planned interior briefly comprises entrance hall leading through to spacious living room, open plan kitchen diner fitted with a matching range of light oak units, built in oven and hob with extractor, useful downstairs storage. To the first floor, three bedrooms, house bathroom furnished with modern white suite with shower over bath. Outside, neat lawn garden area to the front and to the rear with paved patio area, being south facing, adjacent on street parking and useful garden shed. Occupying a convenient position within easy reach of local train station, regular bus routes to Leeds or Wakefield, easy access to the M1/M62 motorway network. Offered with No Chain, Viewing Essential.



Entrance Hall

With double glazed entrance door, central heating radiator.

Living Room 18'7" x 12'1" (5.66m x 3.68m). Spacious room with double glazed window overlooking the garden, central heating radiator.

Kitchen/Diner 15' (4.58) x 10'9" (3.27) narrowing to 7'9" (2.36).

A good sized kitchen/diner fitted with a matching range of light oak effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, tiling between the worktops and wall units, central heating boiler, space for fridge, plumbing for dishwasher and washing machine, central heating radiator, double glazed window and rear entrance door, understairs storage cupboard.

Stairs lead to First Floor Landing

With spindle balustrade.



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House bathroom

Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear *11'8" x 8'11" (3.56m x 2.72m).*

With double glazed window with open views, central heating radiator.

Bedroom to Front *14'8" x 8'10" (4.47m x 2.7m).*

With double glazed window, central heating radiator.

Bedroom to Front *8'9" x 6' (2.67m x 1.83m).*

With double glazed window, central heating radiator.



Outside

Lawn garden area to the front with adjacent gravelled area with pedestrian right of access. To the rear, paved patio area leads off the back door with further lawn garden, paved pathway leads to adjacent parking area and useful garden shed.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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