



Ouchthorpe Lane, Outwood

Wakefield, WF1 3HS

Asking Price:

£129,950

Holroyd Miller have pleasure in offering for sale this end terrace house occupying a popular and sought after position, providing off street parking and having a pleasant rear garden. Ideal for the first-time buyer or property investor, having gas fired central heating, PVCu double glazing and comprising entrance to spacious living room with feature fire surround, well equipped kitchen with oven and hob with extractor hood over, access to useful keeping cellar. To the first floor, two bedrooms, second bedroom, more suitable for a home office/study, house bathroom furnished with modern white suite. Located conveniently within easy reach of Outwood and Wakefield city centre with its excellent range of amenities including local train station, easy access to the M1/M62 motorway network, excellent local bus services. Must be Viewed, Offered with No Chain.



Entrance to Living Room 12'4" x 11'11" (3.76m x 3.63m).

Having PVCu double glazing, entrance door, double glazed window, feature fire surround, central heating radiator.

Breakfast Kitchen 10'6" x 9'1" (3.2m x 2.77m).

Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, tiling between the worktops and wall units, integrated double oven, hob with extractor hood over, plumbing for automatic washing machine, double glazed rear entrance door and window, access to useful keeping cellar.

Stairs lead to First Floor Landing

Bedroom to Front 12'4" x 12' (3.76m x 3.66m).

With double glazed window, central heating radiator.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom/Home Office 6'7" x 5'8" (2m x 1.73m).

Having double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, double glazed window.

Outside

Neat paved area to the front providing off street parking, to the rear, enclosed garden with paved patio area, flowering borders.



Council Tax Band - A

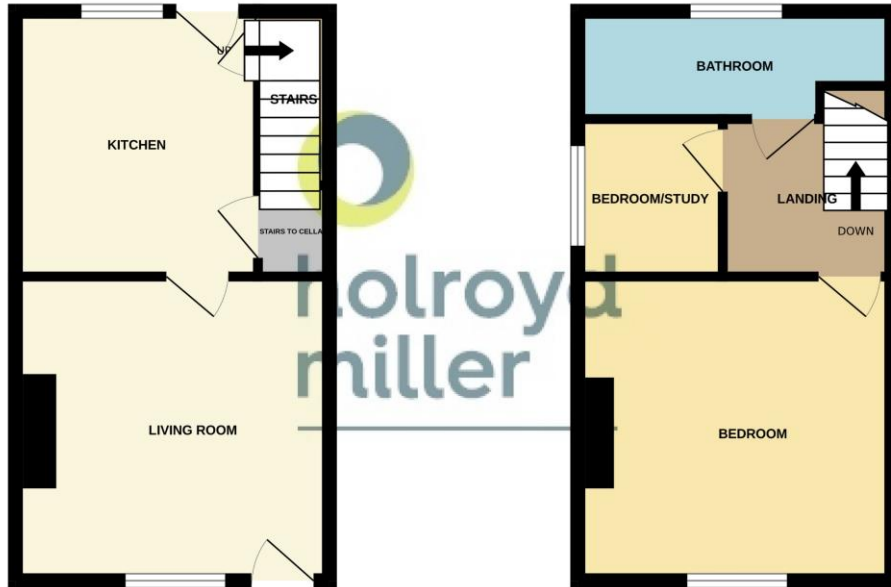
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA - 550 sq.ft. (51.1 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		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(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