



Victoria Street, Outwood

Wakefield, West Yorkshire, WF1 2NN

Asking Price:
£180,000

Holroyd Miller have pleasure in offering for sale this mature brick built three-bedroom semi-detached house occupying a generous corner plot within easy reach of Outwood centre and its excellent range of amenities and also within walking distance of Outwood Grange School and easy access to Outwood train station for those travelling further afield. Offered with No Chain. The well-planned interior has both gas fired central heating, PVCU double glazing and comprises entrance lobby leading through to living room with understairs storage, well equipped kitchen/diner with a range of white wall and base units, built in oven and hob with extractor hood over, rear entrance porch. To the first floor, three bedrooms one with built in wardrobes, house bathroom. Loft space which is boarded with power and light laid on. Outside, the property has gardens to three sides with hard standing and driveway to the side. A popular location, Viewing Essential. No Chain.



Entrance Hall

Entrance Hall

With composite double glazed entrance door, double panel radiator.

Living Room *13'11" x 13'1" (4.24m x 4m).*

With double glazed window, understairs storage cupboard, single panel radiator.

Dining Kitchen *16'4" x 8'10" (4.98m x 2.7m).*

Fitted with a matching range of white shaker style effect fronted wall and base units, worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in oven and hob with extractor hood over, tiling between the worktops and wall units, double glazed window, single panel radiator, plumbing for automatic washing machine.

Rear Entrance Porch *7' x 3'9" (2.13m x 1.14m).*

Being brick built with three double glazed windows, rear entrance door and polycarbonate roof.



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



Stairs lead to First Floor Landing 7' x 3'9" (2.13m x 1.14m).

With double glazed window.

House Bathroom

Furnished with modern white suite comprising wash basin set in vanity unit, low flush w/c, panelled bath, tiling, double glazed window, double panel radiator.

Bedroom to Rear 10'11" x 9'3" (3.33m x 2.82m).

With double glazed window, single panel radiator.



Bedroom to Front 11'11" x 7'3" (3.63m x 2.2m).

With double glazed window, single panel radiator.

Bedroom to Front 6'7" x 8'4" (2m x 2.54m). Having fitted wardrobes, overhead cupboards over the staircase, double glazed window, single panel radiator.

Outside

The properties occupies a generous corner plot with lawn gardens to front and rear, concrete driveway and hard standing to the side provides ample off-street parking.



Council Tax Band - B

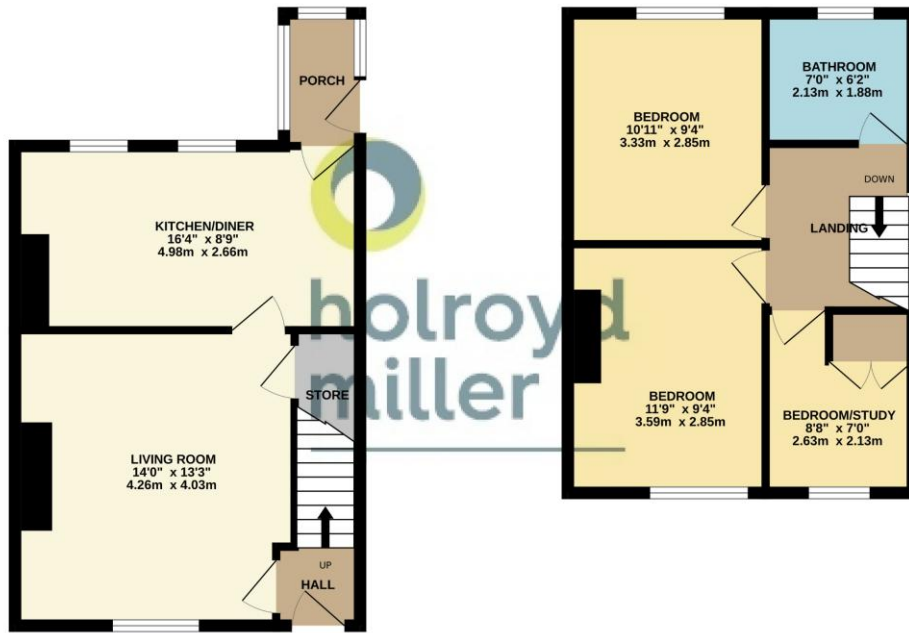
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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