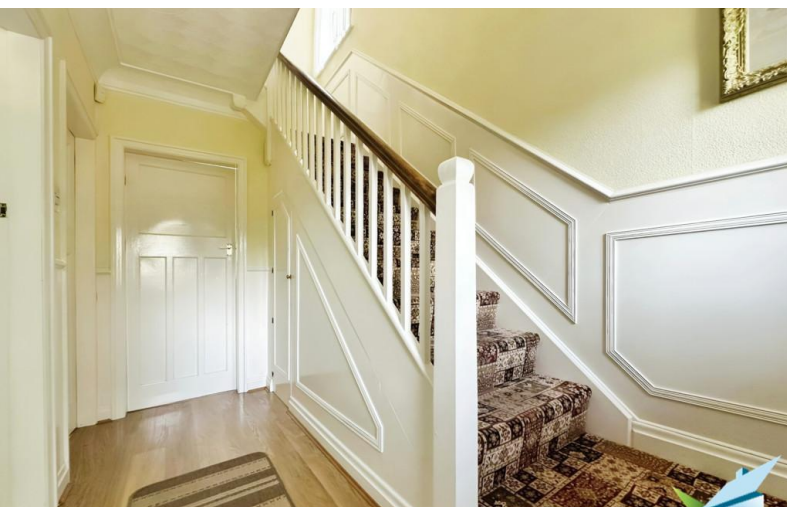


**SOLD STC**



**Sugar Lane, Wakefield**

**3 Bedrooms, 1 Bathroom, Detached House**

**Asking Price Of £220,000**





## Sugar Lane, Wakefield

3 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Detached House
- Three Bedrooms
- Front and Rear Garden
- Conservatory
- Separate Dining Room

Martin & Co Wakefield are pleased to bring to the sales market this spacious three bedroom, detached house located on Sugar Lane, Wakefield. This property is complete with a spacious lounge, kitchen and separate dining room, two double bedrooms and one generously sized single room and conservatory with full view of the well maintained rear garden. Situated off Doncaster Road this property is within a short distance drive of the Wakefield City Centre and the M1 motorway link to neighbouring cities. This delightful home offers a perfect blend of comfort and convenience, ideal for families or those looking for extra space.

**ENTRANCE HALL** Welcoming you to the home is the entrance hallway diving the ground floor rooms seamlessly blending the indoor and outdoor living, with staircase to the right leading to the first floor.

**LOUNGE** 14' 2" x 11' 10" (4.34m x 3.62m) The lounge in this charming property is a warm and inviting space, perfect for both relaxation and entertaining. A standout feature of the room is the large bay window, which floods the area with natural light, creating a bright and airy atmosphere. At the heart of the lounge is a beautifully crafted fireplace, serving as the room's central feature. This elegant fireplace not only provides warmth during the colder months but also adds a timeless character to the space, making it an ideal focal point for cosy evenings. The room is further enhanced by tasteful coving to the ceiling, which adds a touch of traditional elegance and completes the room's polished look.

**DINING ROOM** 13' 10" x 11' 10" (4.23m x 3.63m) The dining room is a spacious and elegant area, ideal for family meals and entertaining guests. The room is generously sized, allowing for a large dining table and additional furnishings, making it a versatile space for both casual and formal dining experiences. A charming







fireplace feature adds character and warmth to the room, creating a cosy ambiance for gatherings. With access through patio doors for direct access to the conservatory. These doors allow natural light to flood the room and offer a seamless transition between indoor and outdoor living spaces.

**KITCHEN 10' 8" x 6' 10"** (3.26m x 2.09m) Through to the kitchen, this is a well-maintained, narrow galley kitchen with wood-finish wall and base cabinets on both sides. The countertops are light-coloured, complementing the wood cabinets. On one side, there is a gas cooktop integrated into the counter, while the other side houses carvings for appliances like a washing machine and a fridge beneath the countertop. A large window allows natural light to fill the room.

**CONSERVATORY 9' 6" x 9' 3"** (2.9m x 2.84m) The conservatory is a bright and inviting space that offers a seamless connection between the indoors and the outdoors. Surrounded by floor-to-ceiling windows, this room is bathed in natural light throughout the day and

provides stunning views of the garden, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

**MASTER BEDROOM 11' 11" x 11' 2"** (3.64m x 3.42m) The master bedroom is a spacious double room complete with large UPVc window, radiator and high ceiling complimented with coving.

**SECOND BEDROOM 13' 11" x 11' 10"** (4.25m x 3.63m) Another generously sized double room with UPVc window, radiator and coving to ceiling.

**THIRD BEDROOM 6' 11" x 5' 10"** (2.11m x 1.8m) The third bedroom is a good sized single room, with UPVc window, radiator and coving. Perfect use for office space or guest bedroom.

**BATHROOM 6' 10" x 5' 10"** (2.09m x 1.8m) A traditional bathroom with a classic design. The bathtub is fitted with a showerhead and a folding glass screen, set against a backdrop of cream-colored tiles adorned with



a decorative brown pattern. The same tiles are used behind the sink, which is built into a white vanity unit with storage cabinets below. A large mirror with a matching decorative border is mounted above the sink, reflecting the room and adding to the sense of space.

SEPERATE TOILET 4' 8" x 2' 11" (1.43m x 0.9m) The toilet is separated from the main bathroom enclosed into a small room.

EXTERNAL A large garden wraps around the property with street access via the front and side gates. The garden is a well maintained area with lush green grass and neatly trimmed shrubbery. perfect space for entertaining or outdoor activities. Parking is on road to the front and side of the property.



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## Martin & Co Wakefield

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