

**SOLD STC**



## **Ashbury Chase, Outwood**

2 Bedrooms, 1 Bathroom, Semi Detached House

**£210,000**



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2 Bedrooms, 1 Bathroom

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- CUL-DE-SAC LOCATION ON MODERN DEVELOPMENT
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- GAS CENTRAL HEATING/PVCU

Martin & Co - Wakefield are delighted to present to the market this Stunning Two Double Bedroomed Semi-Detached House enviably located in a tucked away position in the top left-hand corner of a small cul-de-sac on a sought after development amongst similar other properties. Within close proximity to local shops, park, schools and transport links including the M1/M62 motorway network. Offered For Sale with No Onward Chain.

Being presented to a high standard throughout both internally and externally, we strongly suggest an early viewing inspection to avoid disappointment. Do not delay, book your viewing today!

**ENTRANCE HALL** PVCu double glazed front entrance door. Karndean flooring. Coving to ceiling. Central heating radiator. PVCu double glazed window. Light Oak and glazed door to lounge and stairs with Light Oak handrail leading up to the first floor.

**LOUNGE** 14' 2" x 13' 0" (4.32m x 3.96m) Max Having a Solid Oak Feature Fireplace with marble back and hearth housing a pebble effect fire. PVCu double glazed Georgian leaded window overlooking the front elevation. TV Point. Central heating radiator. Coving to ceiling. Light oak and glazed door leading to Kitchen. Positioned to the front.

**KITCHEN** 13' 9" x 9' 5" (4.19m x 2.87m) Having an extensive range of modern fitted wall, base units and drawers with under unit lighting and contrasting work surfaces and matching upstands incorporating a one and a half, deep bowl stainless steel, single drainer sink unit and swan neck mixer tap, 4 ring Gas hob with contrasting splash back and extractor over. Built under electric oven. Plumbing and space for an Integrated dishwasher, Integrated fridge and freezer. Plumbed for washing machine. Ideal Gas Combination Central Heating Boiler concealed in one of the wall units.





Opaque glass display units to eye level. Opening overlooking the Conservatory. Down lights to ceiling. Wood effect laminate flooring. Being open plan leading through to the Conservatory extension. Positioned to the rear.

CONSERVATORY 11' 10" x 9' 1" (3.61m x 2.77m) A fabulous seating/dining/entertaining space being of brick and PVCu double glazed construction with 4 opening windows and having a PVCu double glazed French door providing access to the fully enclosed rear garden. Three central heating radiators. Wood effect laminate flooring. Polycarbonate pitched roof. Positioned to the rear.

FIRST FLOOR LANDING Light Oak doors leading to both double bedrooms and combined bathroom/wc. PVCu double glazed window to the side elevation. Central heating radiator. Light Oak spindled Landing Rail. Central heating radiator. Access point to loft. Coving to the ceiling.

BEDROOM ONE 13' 0" x 8' 8" (3.96m x 2.64m) PVCu double glazed Georgian leaded box bay window with deep display sill. Central heating radiator. Useful large built in storage cupboard to the bulk head. Positioned to the front.

BEDROOM TWO 11' 1" x 9' 1" (3.38m x 2.77m) Range of fitted wardrobes. Central heating radiator. Down lights to ceiling. PVCu double glazed window. Positioned to the rear

BATHROOM/WC Being refitted with a combined three piece white suite comprising of a panelled rectangular bath with central chrome mixer tap, over bath rain shower from the mains and additional telephone style hand held attachment, vanity sink unit with low level storage cupboard and a low flush WC with concealed cistern. Karndean flooring. Part brick style tiling to lower walls and being fully tiled to the bath/shower area. Downlights to the ceiling. Wall mounted Chrome towel radiator. A main feature to the bathroom is a remote control Atrium roof light window allowing floods of

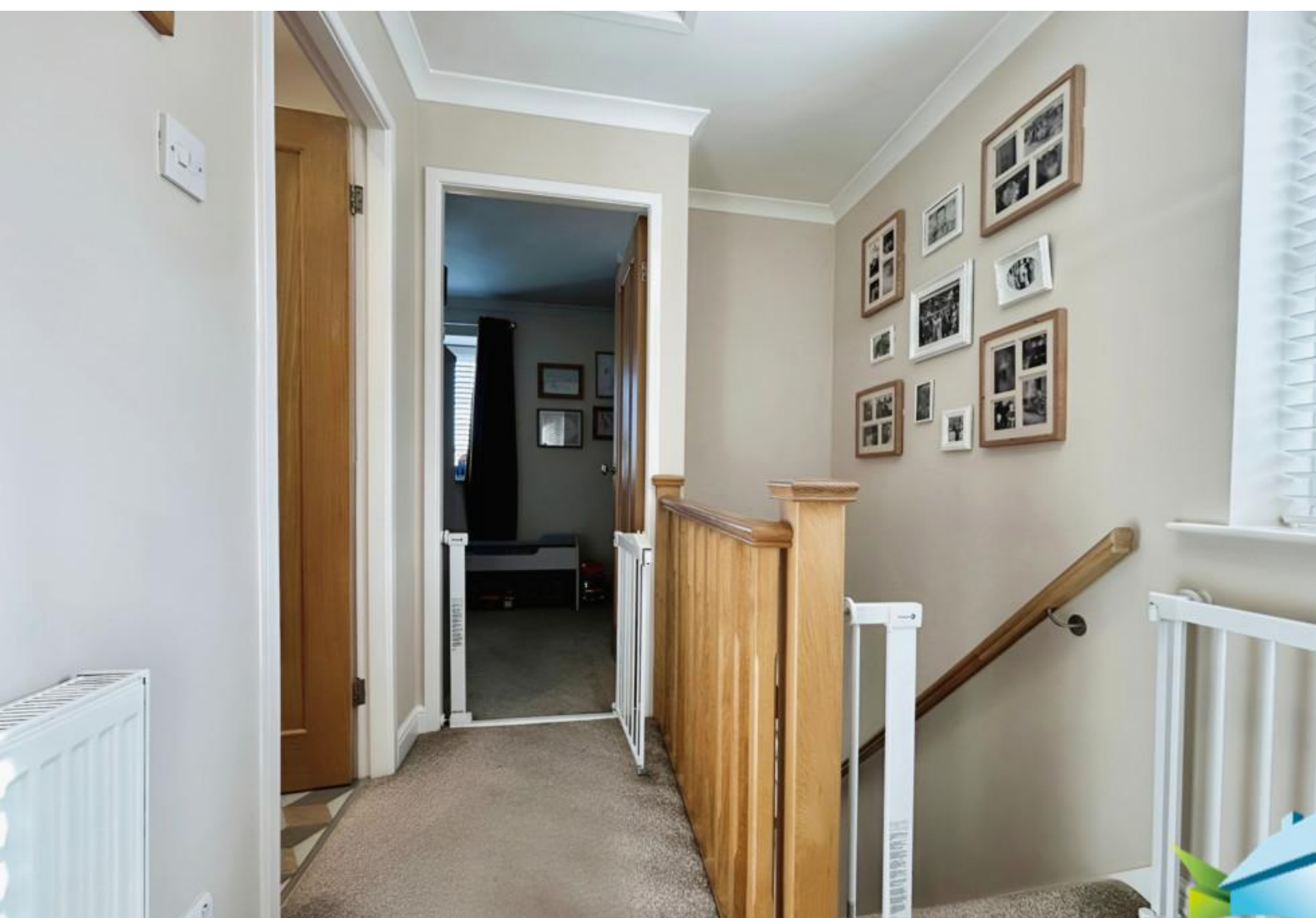


natural light into the bathroom.  
Positioned to the side.

**OUTSIDE** To the front is an artificial lawned garden. An Indian stone paved pathway leads to the front entrance door. A driveway to the side allows off street parking in front of a detached brick built garage with pitched tiled roof having a remote control roller shutter door and side courtesy door (accessed from the rear). A single timber gate provides access to the side and rear which is fully enclosed and offers a high degree of privacy. The side and rear is of low maintenance being mainly Indian stone paved with brick edging, an artificial grassed play area and a drying area. In addition there are two outside water taps and external access to both gas and electric metres. Garden lighting and security lighting.



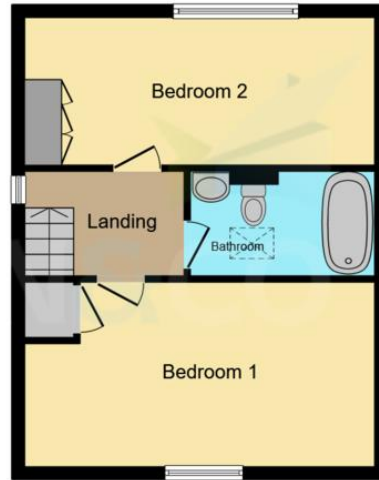
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### Ground Floor

Floor area 56.3 m<sup>2</sup> (606 sq.ft.)



### First Floor

Floor area 41.6 m<sup>2</sup> (448 sq.ft.)

**TOTAL: 97.9 m<sup>2</sup> (1,053 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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