

SOLD STC



Kettlethorpe Road, Wakefield

2 Bedrooms, 1 Bathroom, Semi-Detached House

£159,995



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- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- FITTED DINING KITCHEN WITH INDUCTION HOB AND ELECTRIC OVEN
- GAS CENTRAL HEATING WITH BAXI



Martin & Co - Wakefield are pleased to introduce to the sales market this delightful Two Bedroom Semi Detached House located in a sought after location and comprising of a Lounge, Kitchen/Diner, whilst to the first floor are Two Double sized Bedrooms and a Three Piece Bathroom Suite with Shower to Bath. Outside to the front is off street parking for two vehicles, whilst to the rear is a fully enclosed, good established garden being mainly lawned and decked. In addition there are PVCU double glazed windows, Composite front and side entrance doors and a Gas fired Central Heating System with combination boiler along with a modern grey high gloss fitted kitchen. Perfect for the First Time Buyer or Investor Buyer. The property would benefit from light renovation and this has been reflected in the price.

ENTRANCE HALL Composite front entrance door, central heating radiator, wood effect vinyl flooring, stairs leading to the first floor landing and door leading to Lounge

LOUNGE 14' 4" x 41' 2" (4.37m x 12.55m) Central heating radiator, dado rail, coving, PVCu double glazed French Doors opening to the rear garden, wood effect vinyl flooring, door leading to the kitchen/diner, positioned to the rear.

KITCHEN/DINER 0' 0" x 0m) Kitchen Area - 11'10 x 6'4 Being L shaped with PVCu double glazed window to the front and rear, Composite side entrance door, central heating radiator, range of modern grey high gloss fitted wall, base units and drawers with contrasting work surface and inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring Induction hob and electric built under oven, stainless steel and glass extractor over, space for a tall style fridge/freezer, plumbing and space for a washing machine, part tiled splash backs, vinyl flooring, under



stairs storage cupboard off, positioned to the side.
Dining Area - 11'1 x 7'3

FIRST FLOOR LANDING Leading to both double bedrooms and bathroom/WC. Loft access point, PVCu double glazed window to the side elevation, double storage cupboard off.

BEDROOM ONE 14' 3" x 9' 10" (4.34m x 3m) Range of fitted wardrobes with over head storage cupboards to the bed head, walk in over stairs storage cupboard housing the Baxi gas combination boiler and having a PVCu double glazed window, Dado rail, central heating radiator, PVCu double glazed window over looking the rear, positioned to the rear.

BEDROOM TWO 11' 9" x 11' 2" (3.58m x 3.4m) Dado Rail, central heating radiator, PVCu double glazed window, positioned to the rear.

BATHROOM/WC A combined three piece white suite comprising of a rectangular panelled bath with Triton

electric shower over and glass side screen, pedestal wash basin, low flush WC, PVCu cladding to Bath/Shower area and partly to the walls, chrome ladder style towel radiator, vinyl flooring, PVCu double glazed window to side and rear elevations, positioned to the side.

OUTSIDE The front of the property is a lawned garden area with a variety of shrubs and offers off-street parking for two vehicles, with gated access to the side allowing entry to the rear garden and further parking for one small car. The rear garden is of a good size, predominantly laid to lawn with a raised decked patio (does require some remedial work) and is fully enclosed for privacy. In addition there are three garden sheds to the rear one of which has electric installed. **EPC TO FOLLOW SHORTLY**

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers



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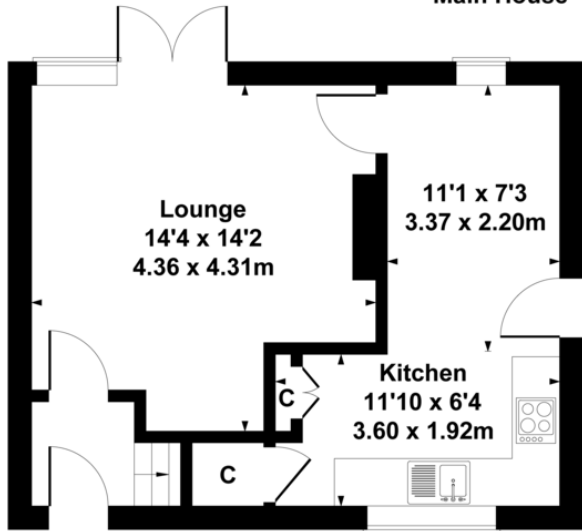


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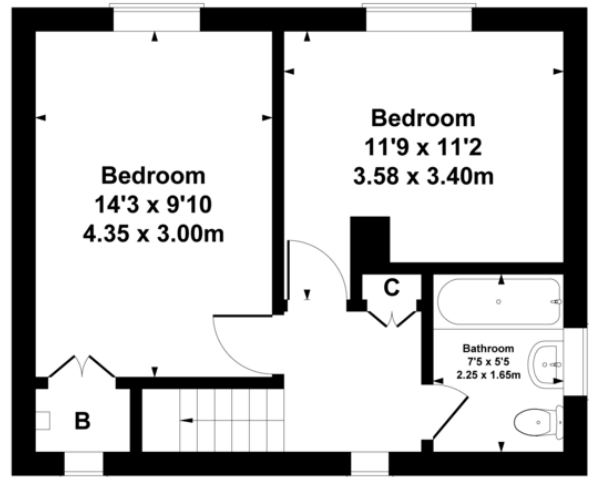


14 Kettlethorpe Road, Wakefield, WF2 7EN

Approximate Gross Internal Area
Main House = 764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys Ltd for Martin & Co, @asbuiltenersurveys.co.uk

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