



2 Heeley Road, Wakefield, Yorkshire, WF2 7PL

Asking Price £160,000

NEW TO THE MARKET

Occupying a corner plot is this three bed roomed property in a popular residential area of Kettlethorpe, with parking for two vehicles, and great outdoor space this property will not disappoint.

With Three bedrooms and an open plan kitchen diner this is a fantastic opportunity for a family to not only be in a great area but to own a fantastic property with lots of benefits.

Call us today!!!

KITCHEN



An open plan kitchen dining area with a range of wall and base units, with a Island to the centre to create a stylish and modern feel. The five ring ceramic electric hob is ideally integrated to free up more worktop space. The back splash is nicely finished with white ceramic wall tiles. The integrated dishwasher, wine storage and electric double oven all contribute to maximising the floor space to allow room for a family dining table and chairs.

LOUNGE



A larger than average lounge with the benefit of a gas fire with wooden surround, storage under the stairs and Georgian bar upvc double glazed bay window. The room is decorated with a patterned feature wall covering and neutral colours.

PORCH

To the front elevation is a spacious porch area which is currently used for storage but is the perfect space for all your coats and shoes.

MASTER BEDROOM



A double bedroom with cream built in wardrobes and papered feature wall.

SECOND BEDROOM



A fantastic sized second bedroom with ample space for a double bedroom and wardrobe space, the room is decorated in neutral colours with laminate floor covering.

THIRD BEDROOM



located to the rear elevation is a single bedroom with laminate floor covering and Georgian bar UPVC double glazed window.

FAMILY BATHROOM



With a three piece white suite and frosted UPVC double glazed window. This room is a bright welcoming space which is finished with vinyl floor covering and frosted privacy glass to the upvc double glazed windows.

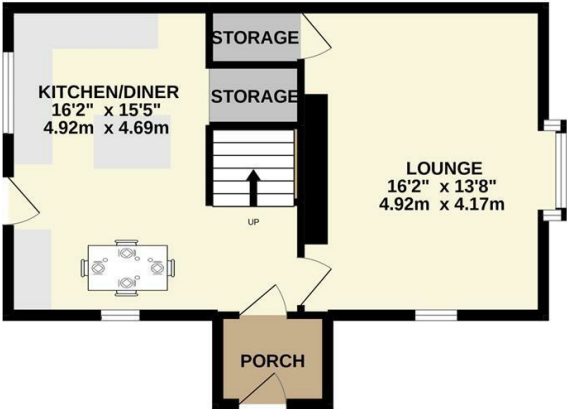
OUTSIDE



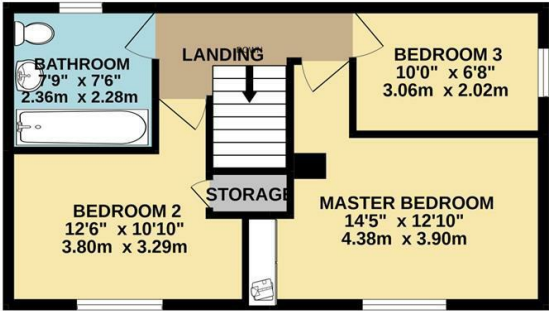
Occupying a cornered plot, there will be no disappointment with the outside space that this property gives. With parking for two vehicles, a paved area for patio furniture for those summer months and then a further laid to lawn area to the front and side elevation and shed for storage. This property really does stand out from the crowd.

Floor Plan

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

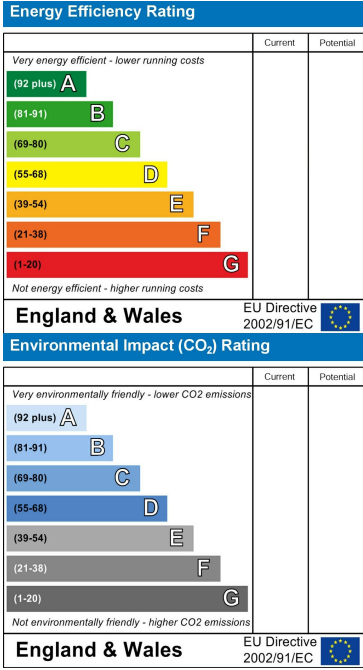
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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