



# CROWN

## ESTATE AGENTS

### Clifton Avenue, Wakefield



**Offers Around £215,000**



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Modern comfort meets convenience in this stylish 2-bedroom semi-detached home, perfectly positioned in the heart of Stanley. Ideal for first-time buyers or downsizers, the property features a spacious lounge, contemporary kitchen, and a private garden – perfect for relaxing or entertaining.

Located just minutes from Wakefield city centre and with excellent transport links via the M62, M1, and nearby Outwood train station, commuting to Leeds or beyond is a breeze. Enjoy easy access to local shops, reputable schools, parks, and amenities – all within walking distance.



- Great First Home
- Off Road Parking
- Detached Garage
- Good Sized Gardens
- Ideal Buy To Let Property
- Great Location
- 'Turn Key' Investment
- Ideal For Commuters
- Viewing Is Essential
- EPC D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

## Ground Floor

### Entrance Hall

Entering through a UPVC front door, space to hang your coats & somewhere to put your shoes, access to all ground floor accommodation.

### Living Room

9'3" x 12'5" (2.83 x 3.81)

A relaxing modern room with a feature fire place, central heating radiator and window overlooking the front garden.

### Kitchen/Diner

7'8" x 12'8" (2.36 x 3.88)

An array of above & below kitchen units, gas hob, electric oven, sink & 1 half drainer, window over looking the rear garden and an external door.

## First Floor

### Principle Bedroom

11'9" x 9'4" (3.60 x 2.85)

Good sized double room, built in wardrobes, central heating radiator and window overlooking the front garden.

### Bedroom Two

6'2" x 8'11" (1.89 x 2.74)

A smaller double room with a window overlooking the rear garden.

### Bathroom

6'0" x 6'0" (1.84 x 1.84)

Bath with electric over head shower, WC, vanity unit, radiator and window to the rear of the property.

### External

Bigger than average rear garden, detached single garage that is larger in length than normal, off road parking for up to 3 vehicles. EV charging point, ring doorbell. The external quality of this property shows that it's been well maintained and well looked after.

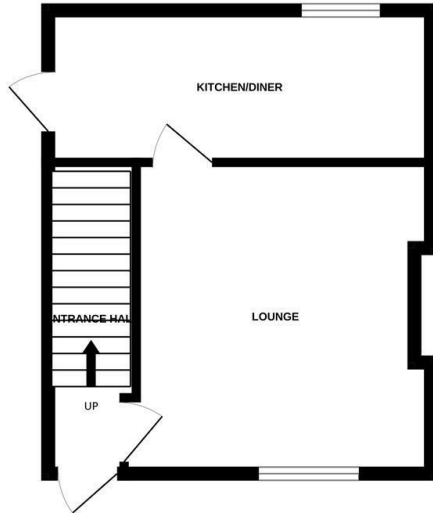




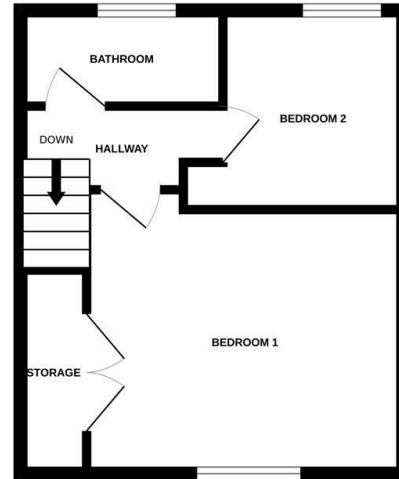


## Floor Plan

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

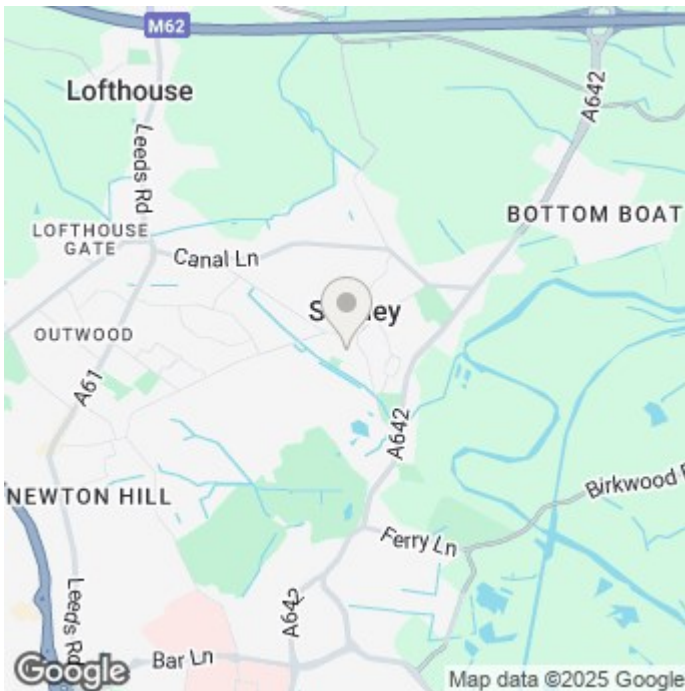


1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.




TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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