



**Stoneacre**  
Properties



### **Barley Mews, Wakefield, WF3 3BT**

**£169,950**

Offered to the market is this two bedroom mid terrace property located on Barley Mews, Wakefield. This property is located close to all local amenities including: shops, schools and transport links. This property comprises of: entrance hall way, lounge, kitchen, first floor landing, two bedrooms and bathroom.

Externally the property benefits from grass laid to lawn to the rear. Car park to the side of the property providing off street parking for two cars. This property is perfect for first time buyers or investors, do not miss out on making this great house your home. To arrange your viewing please contact the office today.

## ENTRANCE HALL WAY

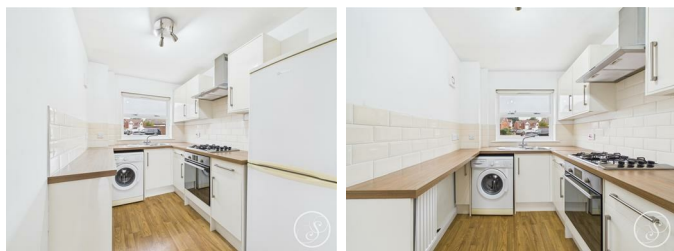
Door to the front elevation. Central heating radiator. Storage cupboard.

## LOUNGE



Double glazed sliding door to the rear garden. Central heating radiator. Fire with surround.

## KITCHEN



Double glazed window to the front elevation. Range of wall and base units. Integrated oven with gas hob and extractor above. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Central heating radiator.

## FIRST FLOOR LANDING

Loft access. Doors off leading to bedrooms and bathroom.

## BEDROOM ONE



Double glazed window to the rear elevation. Central heating radiator. Storage cupboard.

## BEDROOM TWO



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



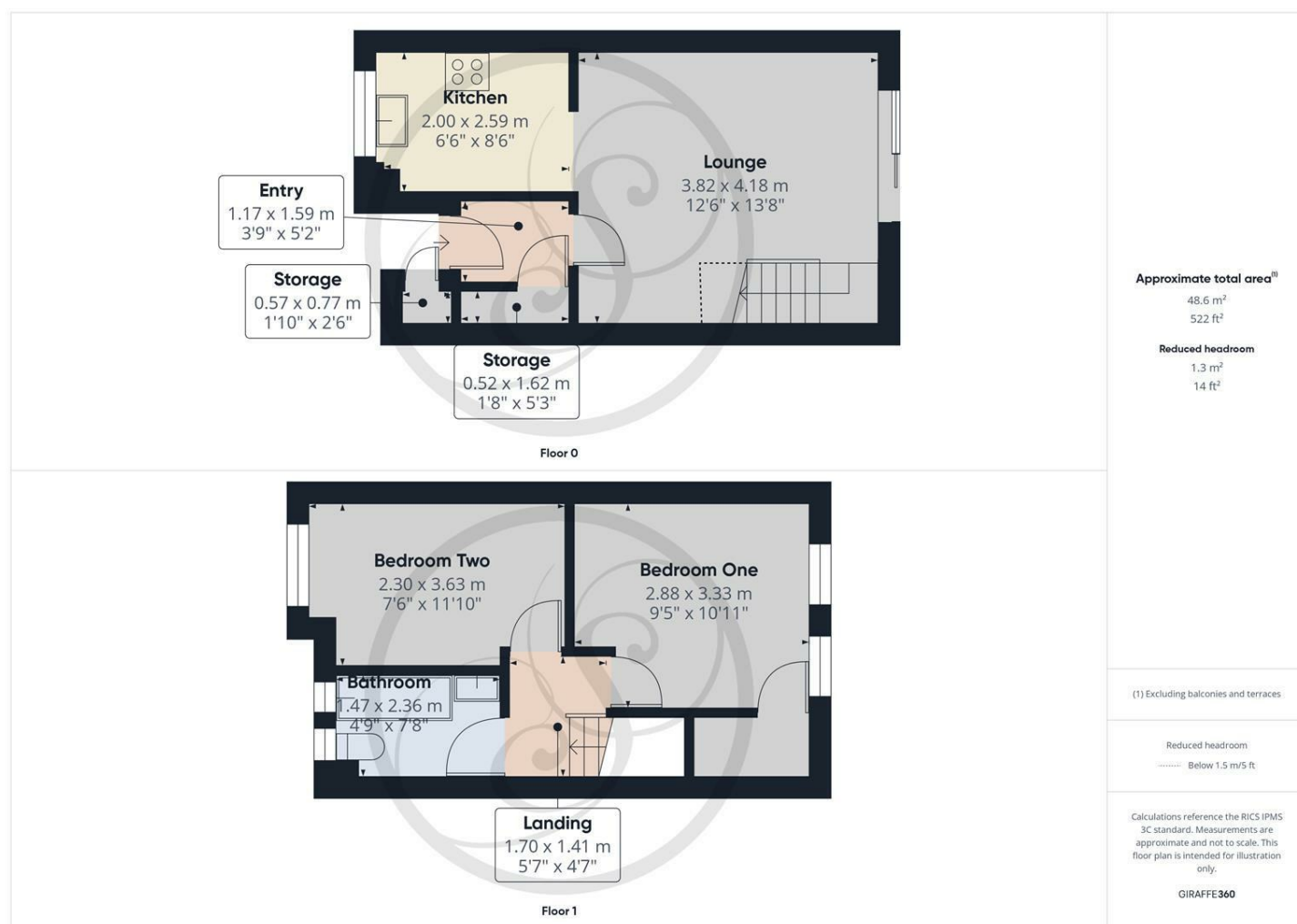
Double glazed frosted window to the front elevation. Bath with shower above. Low flush w.c. Wash hand basin. Central heating radiator.

## EXTERNAL

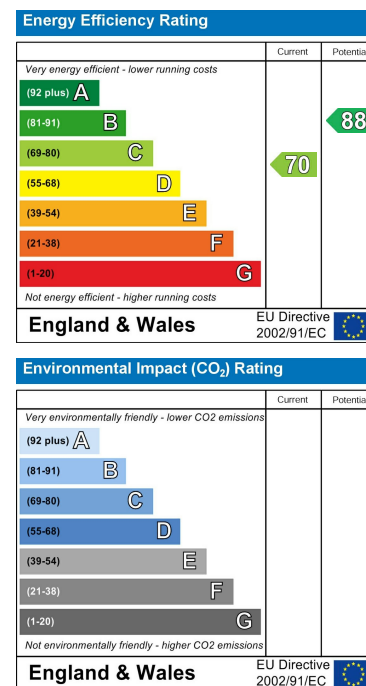
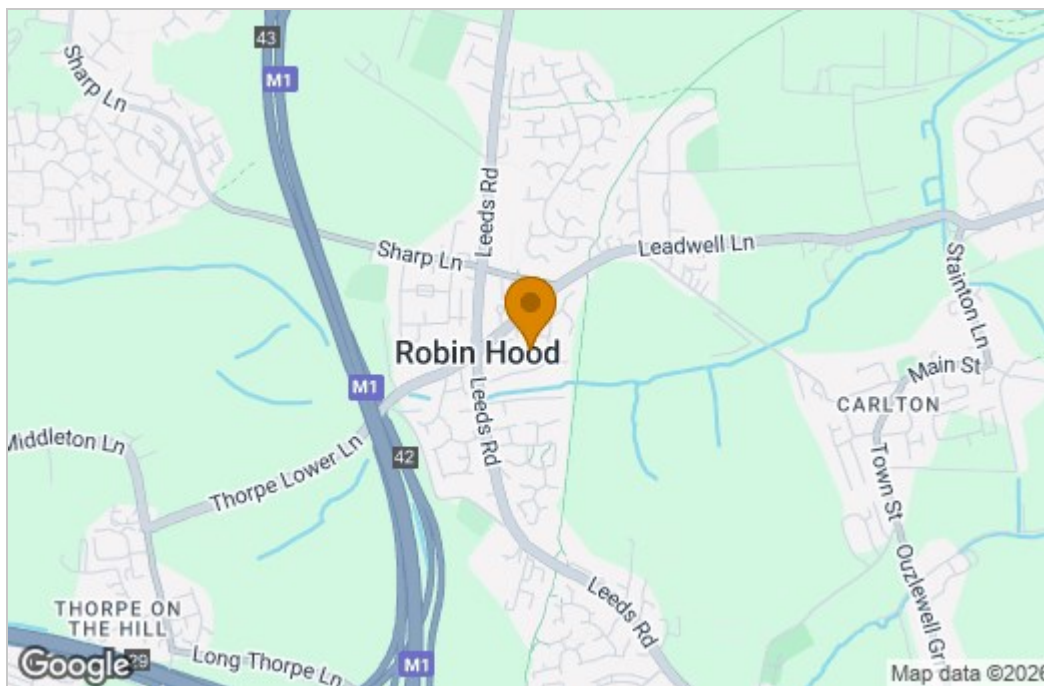




## Floor Plan



## Area Map



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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