

The floor plan shows a rectangular house with a thick black exterior wall. The layout includes:

- Living Room:** Located at the bottom of the plan, featuring a fireplace on the left wall and a large window on the right wall.
- Kitchen:** Located in the middle of the plan, featuring a sink and stove on the top wall and a window on the left wall.
- Staircase:** Located between the Living Room and Kitchen, with a door leading up to the second floor.
- Shower Room:** Located at the top right of the plan, featuring a window on the top wall.
- Utility:** Located between the Shower Room and the Kitchen, featuring a window on the top wall.
- Bedrooms:** There are two bedrooms, each with a window on the left wall. One is located on the left side of the plan, and the other is located on the right side of the plan, adjacent to the Utility room.

The floor plan shows a rectangular layout. At the top is a large rectangular area labeled "Bedroom 2". At the bottom is a larger rectangular area labeled "Bedroom 1". A central hallway runs horizontally between the two bedrooms. In the middle of this hallway is a staircase with a triangular landing area. On the left side of the hallway, there is a semi-circular alcove. On the right side, there is a semi-circular alcove and a small rectangular room. The entire plan is enclosed by a thick black border.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 92 plus A (91-91) B (89-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		55	82
England & Wales		EU Directive 2002/91/EC	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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For Sale By Modern Method Of Auction Freehold Starting Bid £75,000

A spacious two bedroom mid terrace property requiring a programme of refurbishment and renovation, yet offering excellent potential for improvement and benefitting from an enclosed rear yard.

The accommodation briefly comprises a living room, inner hallway, kitchen, utility room and a ground floor shower room. To the first floor, the landing provides access to two well proportioned bedrooms. Externally, the property enjoys a low maintenance enclosed rear yard.

Ideally located just a short distance from Wakefield city centre, the property is well placed for a wide range of local amenities, shops and excellent transport links, including Wakefield Westgate railway station.

An internal inspection is essential to fully appreciate the potential on offer, and early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



ACCOMMODATION

LIVING ROOM

UPVC double glazed front entrance door which opens directly into the living room with a UPVC double glazed frosted window above the door, along with a UPVC double glazed window to the front elevation. A gas fire set on a tiled hearth with tiled insert and decorative surround, coving to the ceiling, and a door providing access into the inner hallway.

INNER HALLWAY

Staircase with handrail leading to the first floor and also provides access into the kitchen at the rear.

KITCHEN

8'1" x 12'2" [2.47m x 3.72m]

Fitted with a range of wall and base units with laminate work surfaces over, a stainless steel sink with mixer tap, a freestanding cooker, space for a large freestanding fridge freezer and space for a washing machine. A UPVC double glazed door leads out to the rear yard, with a UPVC double glazed frosted window above and an additional

UPVC double glazed window overlooking the same aspect. A door providing access to the understairs storage cupboard with fixed shelving, along with a further door into the utility room.



UTILITY

2'7" x 4'11" [0.80m x 1.52m]

Plumbing and drainage for a washing machine and has a UPVC double glazed window to the side elevation. A door leads through to the downstairs shower room.

SHOWER ROOM/W.C.

6'4" x 5'1" [1.94m x 1.55m]

A three piece suite including a pedestal wash basin with twin taps, low flush w.c., and an enclosed shower cubicle with folding glass door and mixer shower. A UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

Provides access to two bedrooms.

BEDROOM ONE

14'4" x 12'2" [4.38m x 3.71m]

A UPVC double glazed window overlooking the front elevation and a door providing access to a single built-in wardrobe.



BEDROOM TWO

12'2" x 8'0" [3.73m x 2.46m]

A UPVC double glazed window overlooking the rear elevation.



OUTSIDE

To the front of the property, on street parking is

available. Externally to the rear, there is a low maintenance paved yard with partial timber fencing and solid brick boundary walls, along with a timber gate providing access to the street behind.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.