



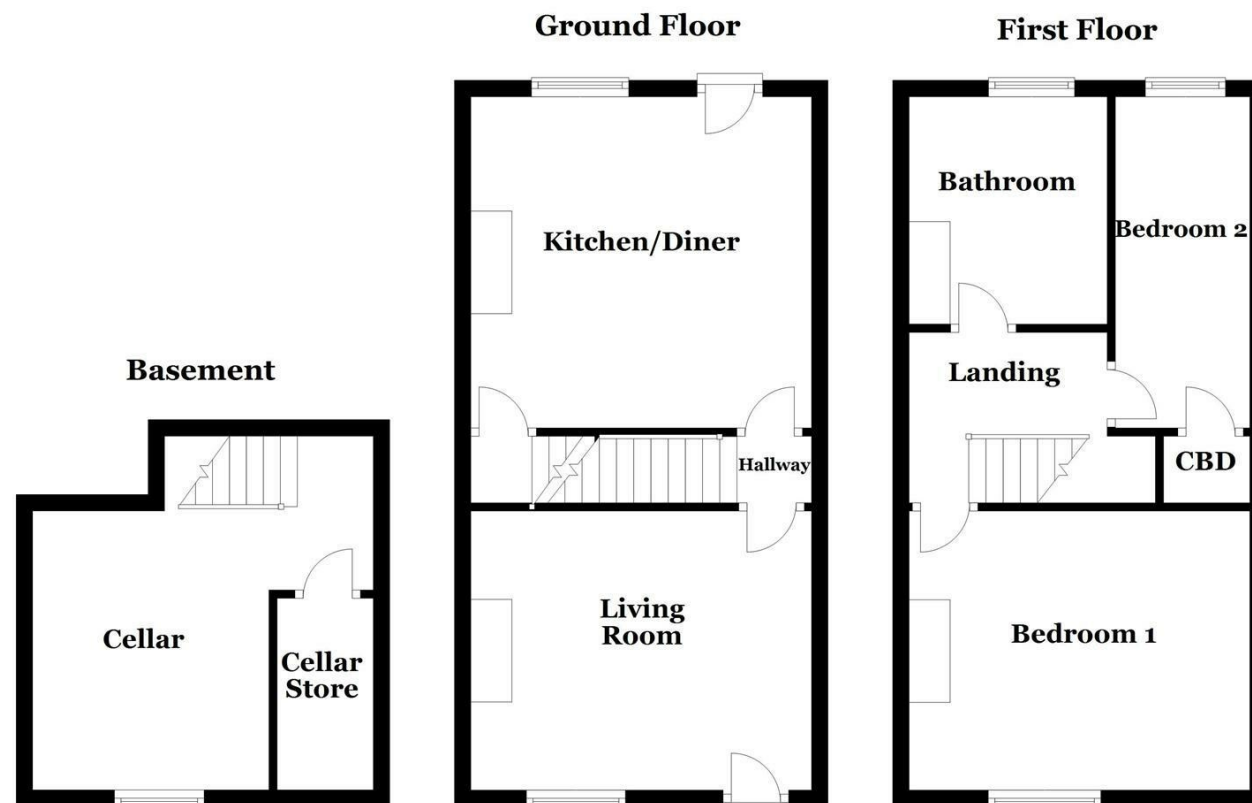
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14 Grey Street, Wakefield, WF1 3HQ

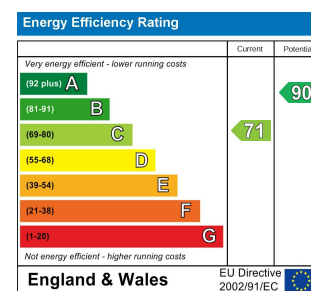
For Sale Freehold £180,000

Situated in the outskirts of Wakefield in Newton Hill is this well presented two bedroom mid terrace home offered for sale with no chain and benefitting from an enclosed rear garden and close proximity to Wakefield city centre.

The property briefly comprises of living room, hallway and kitchen/diner with access to the cellar. To the first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property there is a buffer garden which is mainly pebbled. To the rear, the garden is laid to lawn with paved patio area, perfect for outdoor dining and enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located within the sought after area of Outwood with main bus routes running to and from Wakefield city centre. The M1 and M62 motorway links are only a short distance away perfect for those looking to travel further afield.

This property would make an ideal home for a range of buyers including first time buyers, professional couples or an investor. Only a full internal inspection will reveal everything on offer and an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

LIVING ROOM

13'7" x 11'3" [4.16m x 3.44m]

Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and door into the hallway. Open fireplace with concrete hearth, exposed brick surround and wooden mantle.



HALLWAY

Stairs to the first floor landing and door into the kitchen/diner.

KITCHEN/DINER

13'3" x 13'7" [4.04m x 4.16m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for an under counter washing machine and dishwasher, integrated oven with five ring gas hob and tiled splash back. UPVC double glazed window and door to the rear garden, central heating radiator, coving to the ceiling and door leading down to the cellar.

CELLAR

11'4" x 13'8" [max] 8'7" [min] [3.46m x 4.19m [max] 2.62m [min]]

UPVC double glazed window to the front, separate store, power and light within.

FIRST FLOOR LANDING

Central heating radiator and doors leading to two bedrooms and house bathroom/w.c.

BEDROOM ONE

13'7" x 11'3" [4.16m x 3.44m]

UPVC double glazed window to the front, central heating radiator and coving to the ceiling.



BEDROOM TWO

13'3" x 5'4" [4.05m x 1.65m]

Central heating radiator, UPVC double glazed window to the rear and storage cupboard with loft access.



BATHROOM/W.C.

9'0" x 7'10" [max] x 6'8" [min] [2.75m x 2.4m [max] x 2.04m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, LED ceiling spotlights, storage cupboard housing the Ideal combi boiler, low flush w.c., pedestal wash basin with stainless steel mixer tap, P-shaped bath with stainless steel mixer, overhead shower and shower head attachment. Fully tiled walls.



OUTSIDE

To the front of the property there is a buffer garden which is mainly pebbled with timber fencing and wall surround. Iron gate and concrete pathway leading to the front door. To the rear the garden is mainly laid to lawn with paved patio area, perfect for outdoor dining and entertaining with brick built outbuilding and enclosed by timber fencing and walls.



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.