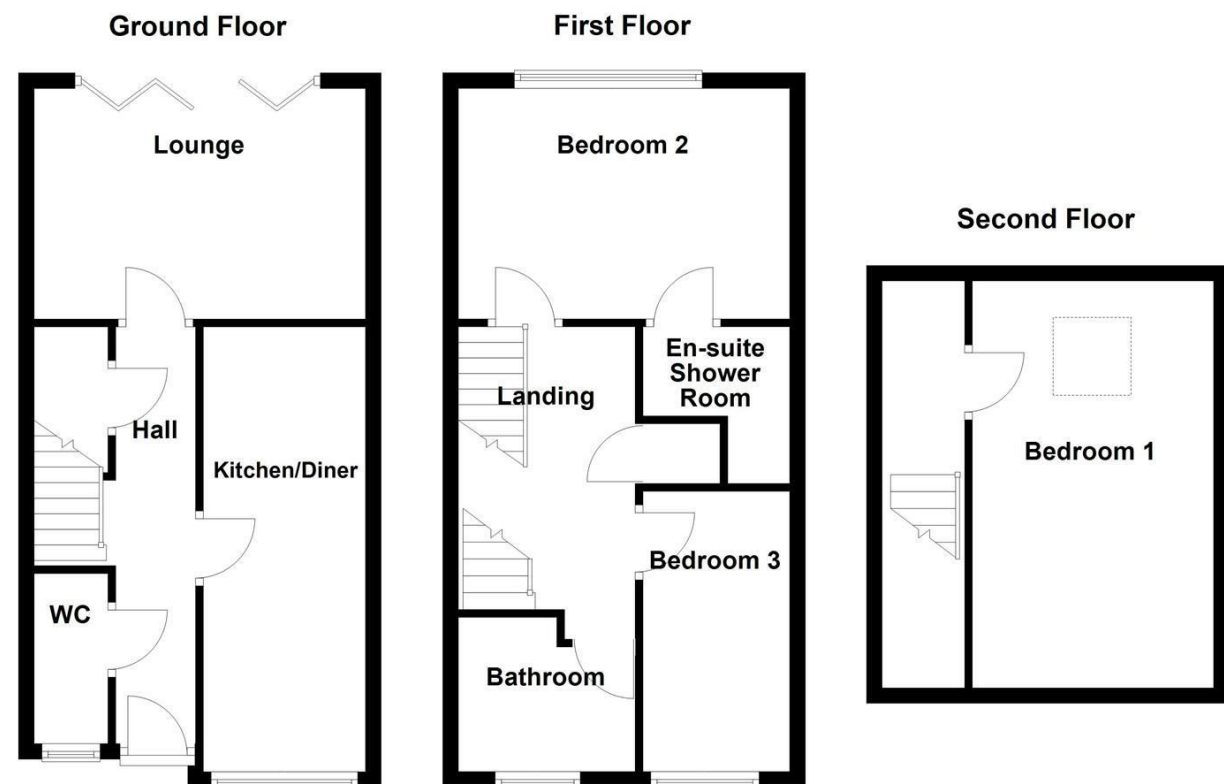




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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



7 Imperial Close, Wakefield, WF2 9PF

For Sale Freehold £270,000

Situated on this modern three bedroom, three storey semi detached home, offering well proportioned accommodation, enclosed rear gardens and two bathrooms, making it ideal for family living.

The property briefly comprises an entrance hall with a downstairs w.c., a fitted kitchen diner, and a rear facing lounge providing access to the garden. To the first floor, the landing leads to two bedrooms, one of which benefits from an en suite shower room, along with a modern family bathroom. A further bedroom is located on the second floor, offering versatile accommodation. Externally, the property features a low maintenance enclosed rear garden with a paved patio area, along with a low maintenance garden to the front. The property also benefits from its own allocated parking space.

Ideally positioned for a wide range of local shops and amenities within Wakefield, the property also offers excellent access to the motorway network, making it perfect for those wishing to commute.

Presented in ready to move into condition, this attractive home would make a fantastic purchase and an early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

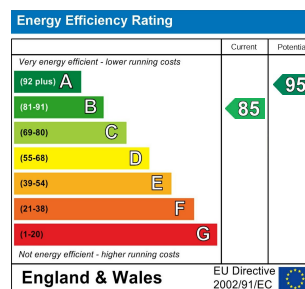
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

Front facing entrance door leading into the main hallway with a central heating radiator and access to the downstairs w.c., kitchen diner, lounge, and built-in storage beneath the stairs.

KITCHEN/DINER

18'8" x 6'10". [5.71m x 2.09m.]

Modern fitted kitchen comprises a range of wall and base units providing ample storage, complementary work surfaces, and a black sink and drainer unit. Integrated appliances include a gas hob with electric oven, stainless steel splashback and cooker hood, integrated dishwasher, with space for a refrigerator and washing machine. Spotlights to the ceiling, a front facing UPVC double glazed window and central heating radiator.



W.C.

7'2" x 3'1" [2.19m x 0.94m]

Fitted with a two piece suite comprising a corner wash hand basin with mixer tap and tiled splashback, low flush w.c., and a central heating radiator. Front facing UPVC double glazed frosted window.

LOUNGE

13'10" x 9'8" [4.24m x 2.96m]

A well proportioned reception room with bi-folding doors opening onto the rear garden. A central heating radiator and carpeted flooring.



FIRST FLOOR LANDING

Provides access to two bedrooms, the family bathroom, a built-in storage cupboard over the stairs, and stairs to the second floor.

BEDROOM TWO

13'10" x 9'8" [4.24m x 2.95m]

Rear facing UPVC double glazed window, central heating radiator, carpeted flooring, and a door leading through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'6" x 6'2" [2.00m x 1.89m]

Fitted with a modern three piece suite comprising a walk-in shower with glass sliding door, inset shower with separate handheld attachment, wash hand basin with mixer tap, and low flush w.c. A chrome ladder style towel radiator and spotlights to the ceiling.



BEDROOM THREE

11'10" x 6'2" [3.61m x 1.90m]

Front facing UPVC double glazed window, central heating radiator and carpeted flooring.

BATHROOM/W.C.

7'4" x 6'5" [2.24m x 1.98m]

Fitted with a three piece suite comprising a panelled bath with inset shower and glass screen, wash hand basin with mixer tap, and low flush w.c. Spotlights to the ceiling and a chrome ladder-style towel radiator.



SECOND FLOOR LANDING

Provides access to the main bedroom.

BEDROOM ONE

17'1" x 6'10" [5.21m x 2.10m]

Velux windows to the rear elevation, central heating radiator and carpeted flooring.



OUTSIDE

Externally, the property benefits from a low maintenance pebble garden to the front, its own allocated parking space, and a low maintenance rear garden comprising a patio seating area and lawn, all enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

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.