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16a Howden Way, Wakefield, WF1 4LL

For Sale Freehold Guide Price £250,000

Superbly appointed throughout and enjoying a two storey extension to the side is this well appointed and spacious three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, contemporary open plan kitchen/diner, conservatory, inner lobby, downstairs w.c. and office. Stairs to the first floor lead to three double bedrooms and contemporary house bathroom/w.c. Outside, lawned garden to the front and resin driveway to the side providing off street parking. To the rear, a low maintenance artificial lawned garden incorporating timber decked patio area. In addition there is a detached garage, ideal for storage.

Enjoying a pleasant position in this modern development, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network. Wakefield Kirkgate train station is also only a short distance away, perfect for those looking to travel further afield.

A fantastic home, ideal for the growing family which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

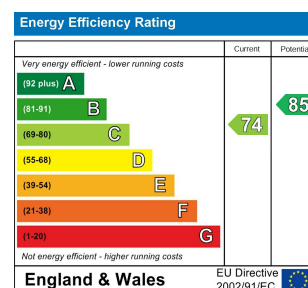
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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Please ring us to arrange a mortgage advice appointment.

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



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, coving to the ceiling, stairs to the first floor landing, radiator and door into the lounge.

LOUNGE

12'1" [min] x 13'3" [max] x 15'3" [3.70m [min] x 4.06m [max] x 4.66m]
Gas fire [please note: the fire has been condemned] with marble hearth, modern back and wood surround. Radiator, door to understairs storage, detailed coving to the ceiling and door to contemporary kitchen/diner.



KITCHEN/DINER

9'4" x 25'5" [2.86m x 7.77m]
Range of gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer, Neff five ring gas hob and stainless steel filter hood above. Integrated dishwasher, integrated double oven and grill, space for an American style fridge/freezer,

integrated wine cooler, plumbing for a washing machine, drawers down the base units, recess ceiling spotlights, flush fitting LEDs and skirting heater. Tiled splash back, tiled effect floor and UPVC double glazed windows to the rear and side. UPVC rear door to the conservatory. The recently installed boiler [March 2024] is housed in here and door to inner lobby



INNER LOBBY

Tiled effect floor, radiator, door to the w.c. and office.

W.C.

Low flush w.c., wash basin with vanity cupboard, heated chrome towel radiator, UPVC double glazed frosted window to the side and tiled effect floor.

OFFICE

6'0" x 10'2" [1.85m x 3.11m]
UPVC double glazed window to the front and radiator.

CONSERVATORY

12'9" x 10'9" [max] [3.90m x 3.29m [max]]
Fully UPVC double glazed on a brick built base with French doors to the rear, radiator, laminate floor and UPVC door to the side.



FIRST FLOOR LANDING

Radiator, two loft access points [one with drop down ladder], door to three bedrooms and the bathroom.

BEDROOM ONE

11'11" x 10'1" [min] x 13'4" [max] [3.65m x 3.08m [min] x 4.08m [max]]
UPVC double glazed window to the front and radiator.



BEDROOM TWO

13'3" x 9'4" [4.05m x 2.87m]
UPVC double glazed windows to the rear and two radiators.



BEDROOM THREE

10'3" [max] x 7'0" [min] x 12'11" [3.13m [max] x 2.14m [min] x 3.95m]
UPVC double glazed windows to the rear and side. Radiator and recess ceiling spotlights.

BATHROOM/W.C.

5'4" x 10'2" [1.64m x 3.10m]
Low flush w.c., wash basin with vanity cupboards and units, panelled jacuzzi bath with mixer shower over, fully tiled walls and floor. Heated chrome towel radiator and UPVC double glazed frosted window to the front.



OUTSIDE

Lawned garden to the front and resin driveway providing off street parking. To the rear is an attractive low maintenance artificial lawn garden incorporating timber decked patio area with outside power points and brick built garage.



COUNCIL TAX BAND

The council tax band for this property is B.

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.