



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*

Wakefield office 01924 291294,
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



8 St. Davids Garth, Robin Hood, Wakefield, WF3 3TS

For Sale Freehold £310,000

Occupying a pleasant courtyard position, this well presented three storey townhouse benefits from driveway parking, an enclosed rear garden and an extended kitchen dining room, offering spacious and versatile accommodation ideal for modern family living.

The property briefly comprises an entrance hallway with access to a downstairs w.c. and an extended kitchen dining room to the ground floor. To the first floor, the landing leads to a generous lounge and one bedroom, while the second floor offers three further bedrooms, including the principal bedroom with en suite shower room, in addition to the family bathroom. Externally, the property enjoys driveway parking to the front and an enclosed rear garden incorporating a patio seating area, ideal for outdoor dining and entertaining.

Conveniently located for local shops, schools and amenities, the property is also well positioned for access to surrounding towns and cities, making it ideal for commuters.

An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, the hallway includes a central heating radiator, staircase to the first floor landing, and access through to the kitchen diner.

W.C.

5'5" x 2'10" [1.66m x 0.87m]

Low flush w.c., wash hand basin with mixer tap and splashback, and a central heating radiator.

KITCHEN/DINING ROOM

28'11" x 16'4" [8.83m x 4.98m]

A spacious open plan area with UPVC double glazed window to the front elevation and bi-folding doors opening onto the rear garden. The dining area provides ample space for table and chairs with laminate flooring and a central heating radiator. The kitchen area is fitted with a modern range of base units, integrated fridge freezer, integrated double oven, integrated hob with splashback and cooker hood, inset sink and drainer unit, spotlighting to the ceiling, and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the front elevation, central heating radiator, and access to the lounge, a bedroom, and stairs rising to the second floor landing.

LOUNGE

18'5" x 10'1" [5.62m x 3.08m]

Double glazed French doors to front elevation, central heated radiator and fireplace with wood surround.



BEDROOM FOUR

16'3" x 10'2" [4.97m x 3.10m]

UPVC double glazed windows to the rear elevation, central heating radiator, built-in storage cupboard, and laminate flooring.

SECOND FLOOR LANDING

Access to three further bedrooms and the house bathroom.

BEDROOM ONE

14'3" x 9'10" [4.36m x 3.02m]

UPVC double glazed window to the front elevation, fitted wardrobes to one side, central heating radiator, and door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.

9'10" x 2'10" [3.01m x 0.87m]

Comprising a three piece suite including a walk-in shower with sliding glass door and wall mounted shower, vanity wash basin with mixer tap, low flush W.C., chrome heated towel rail, partial wall tiling, and spotlighting to the ceiling.



BEDROOM TWO

13'0" x 8'10" [3.97m x 2.71m]

UPVC double glazed window to the rear elevation, central heating radiator, and laminate flooring.



BEDROOM THREE

9'10" x 7'1" [3.01m x 2.17m]

UPVC double glazed window to the rear elevation, central heating radiator, and laminate flooring.

BATHROOM/W.C.

6'9" x 6'0" [2.08m x 1.83m]

Fitted with a three piece suite comprising panelled bath with shower over and glass screen, wash hand basin with mixer tap, low flush w.c., central heating radiator, full tiling around bath and shower areas, partial wall tiling elsewhere, and spotlighting to the ceiling. UPVC double glazed window faces the front elevation.



OUTSIDE

To the front, there is driveway parking providing space for two vehicles. To the rear, the property benefits from a low-maintenance garden with flagged patio seating area, split-level lawns, space for a storage shed, and timber fencing to boundaries.



COUNCIL TAX BAND

The council tax band for this property is D.

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.