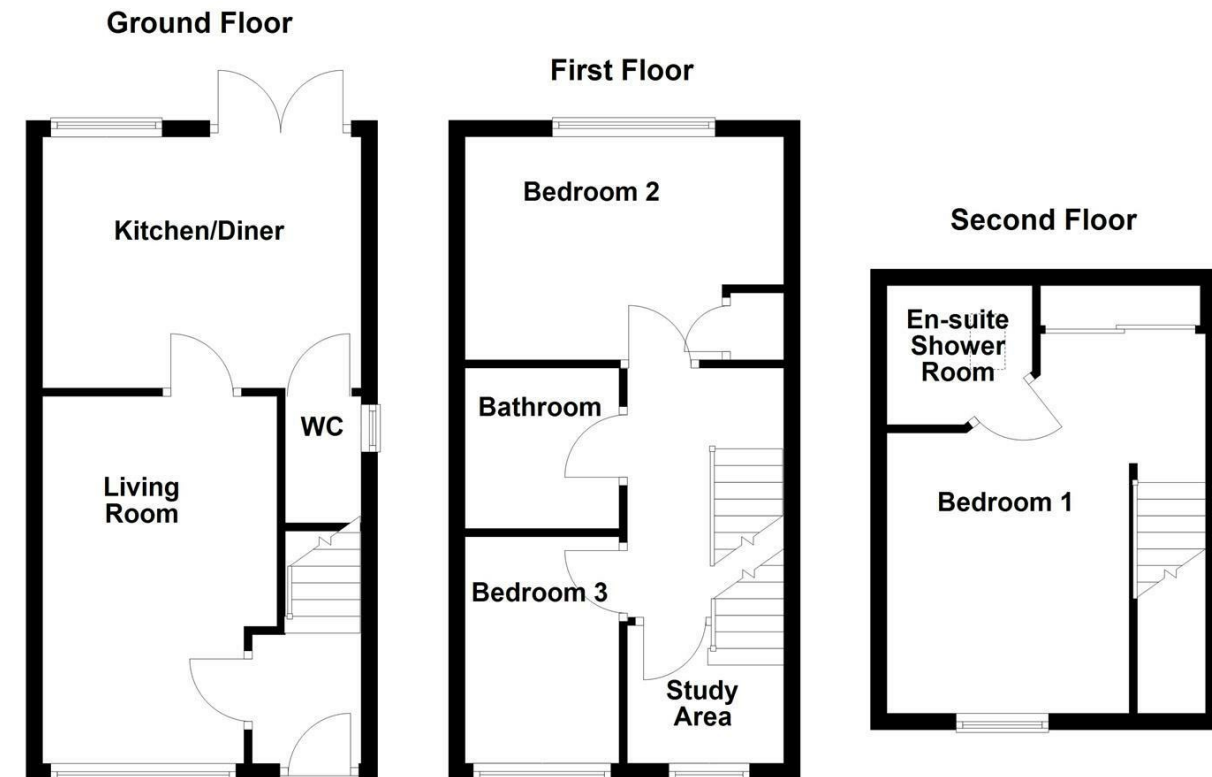




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NORMANTON 01924 899 870	PONTEFRAC & CASTLEFORD 01977 798 844	



5 Tree Top Close, Wakefield, WF3 4GL

For Sale Freehold £275,000

This immaculately presented three bedroom semi detached home is located within the highly sought after City Fields development, perfectly positioned for access to Pinderfields Hospital, Wakefield city centre and a wide range of local amenities.

The accommodation is arranged over three floors. To the ground floor, there is a welcoming entrance hall, a comfortable living room, a light and airy kitchen/diner and a convenient downstairs w.c. The first floor offers two well proportioned bedrooms served by the modern house bathroom, while the second floor is dedicated to a spacious principal bedroom complete with en suite facilities. Externally, the property benefits from a low maintenance buffer garden to the front, along with a driveway providing off street parking for two vehicles leading to the garage. To the rear, there is an attractive and enclosed garden, mainly laid to lawn, with a paved patio area and a wood chipped play space, ideal for families. The property also benefits from CCTV.

Well placed for highly regarded schools and excellent transport links via the motorway network, this superb home will appeal to a variety of buyers, including professionals and families. Presented in move-in condition, an early viewing is strongly recommended.

IMPORTANT NOTE TO PURCHASERS

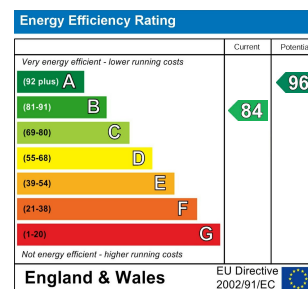
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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.

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ACCOMMODATION

ENTRANCE HALL

Composite glazed entrance door, stairs to the first floor landing, central heating radiator, wood effect vinyl flooring and door leading through to the living room.

LIVING ROOM

14'1" x 9'4" [4.3m x 2.87m]
UPVC double glazed window to the front, two double central heating radiators, television point and door leading to the kitchen/diner.



KITCHEN/DINER

12'8" x 10'2" [3.87m x 3.1m]
Modern range of wall and base units with complementary marble effect work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated electric oven with four induction hob and extractor hood. Integrated fridge/freezer, integrated slimline dishwasher integrated washer/dryer. Matching cupboard housing the combination central heating boiler, double central heating radiator, wood effect vinyl flooring, UPVC double glazed window and French doors to the rear garden. Door to the downstairs w.c.



W.C.

3'5" x 5'0" [1.06m x 1.54m]
Low flush w.c., pedestal wash basin with mixer tap. Double central heating radiator, vinyl flooring and UPVC double glazed frosted window to the side,

FIRST FLOOR LANDING

Doors to two bedrooms, bathroom and study area. Further stairs to the second floor, UPVC double glazed window to the side and double central heating radiator.

BEDROOM TWO

9'1" x 12'8" [2.77m x 3.87m]
UPVC double glazed window to the rear, double central heating radiator and useful built in storage cupboard.



BEDROOM THREE

6'2" x 8'3" [1.88m x 2.54m]
UPVC double glazed window to the front and double central heating radiator.

BATHROOM/W.C.

6'5" x 6'8" [1.97m x 2.04m]
White three piece suite comprising panelled bath, pedestal wash basin with mixer tap and low flush w.c. Vinyl flooring, extractor fan and double central heating radiator.



SECOND FLOOR LANDING

Stairs lead to the principal bedroom.

BEDROOM ONE

12'9" (max) x 13'9" [3.89m (max) x 4.20m]
UPVC double glazed window to the front, built in wardrobes with sliding mirror doors, double central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 7'0" [1.98m x 2.15m]
Larger than average walk in shower cubicle with rain shower over, low flush w.c. and wall mounted wash hand basin with mixer tap. Velux window to the rear, double central heating radiator, vinyl flooring and extractor fan.



OUTSIDE

To the front of the property is a low maintenance buffer garden with shrubs bordering and tarmac driveway running down the side of the property for two vehicles leading to the single garage with up and over door and electrics. To the rear is a good sized enclosed garden with paved patio area, lawned garden and rear barked play area, surrounded by timber fencing and gate to the side.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"It has been a lovely house and area/estate to bring up our two-year-old, everyone is really welcoming and we have the added peace of mind with everything that we have added to the house too."

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.