



OWLETT MEAD,
THORPE,
WAKEFIELD, WF3
3DQ
£170,000
3 Bedroom House
EPC Rating: C



Linley and Simpson are pleased to market this lovely three bedroom semi detached property located in a popular residential location with good schools and within easy access to the motorway network. Boasting a modern dining kitchen, three good sized bedrooms and a modern house bathroom this property would appeal to a first time buyer or young family. Externally the property has a driveway with a detached garage and a generous size rear garden. An internal inspection is recommended to fully appreciate what the property has to offer!

The accommodation briefly comprises of an entrance hall, lounge, dining kitchen, first floor landing giving access to three bedrooms and house bathroom. Separate garage with driveway which allows parking for several cars with a private rear garden and low maintenance garden to the front.

ENTRANCE HALL

Double glazed door to the front. Double glazed window to the side. Gas central heating radiator.

LOUNGE

Double glazed window to the front. Gas central heating radiator. Half bay window. Under stairs storage cupboard.

DINING KITCHEN

Modern fitted kitchen with a range of wall and base mounted units and complimentary work surfaces over. Space for range style gas cooker, cooker hood extractor, integrated fridge freezer and plumbing for washing machine. Double glazed window and double Upvc patio doors to the garden.

FIRST FLOOR LANDING

Leading to the three bedrooms and house bathroom. Loft access. Double glazed window to the side.

BEDROOM ONE

Double glazed window to the front and gas central heating radiator.

BEDROOM TWO

Double glazed window to the rear. Gas central heating radiator.

BEDROOM THREE

Double glazed window to the front. Gas central heating radiator.

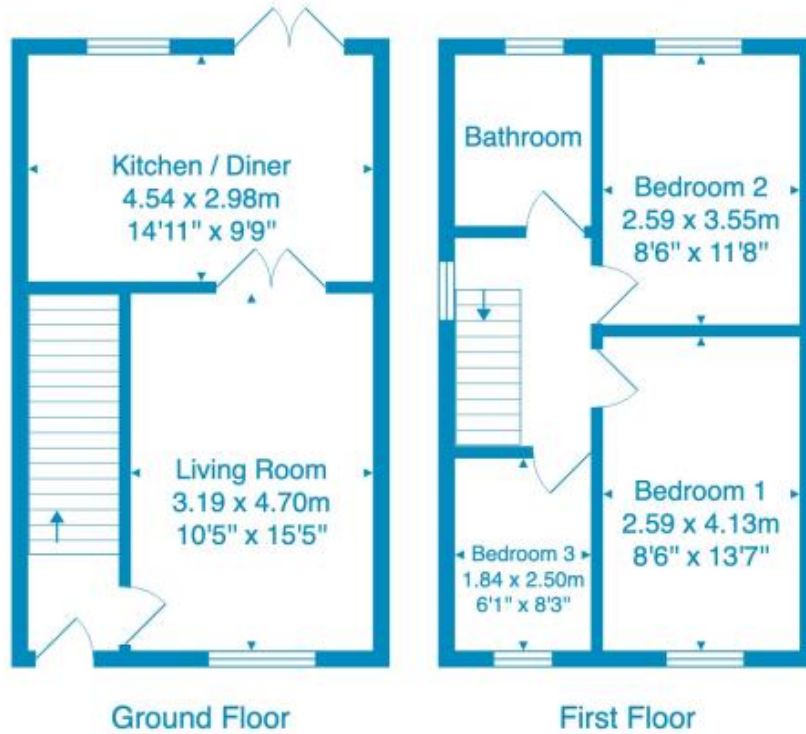
BATHROOM

Having a three piece bathroom suite which comprises of a bath with taps and shower over, wash hand basin, and low level flush wc. Fully tiled. Double glazed window to the rear. Gas central heating radiator.

EXTERIOR

Driveway to the side leading to a single detached garage which has power, lighting, and up and over doors. Having a private enclosed rear garden which is mainly laid to lawn with a decked patio area ideal for alfresco dining and entertaining.





All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	
		72	75			69	71

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.