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**LINLEY &
SIMPSON**



ESTHER GROVE, WAKEFIELD, WF2 8EX

An ideal opportunity for a first time buyer, young professional couple or for someone looking to downsize. This attractive and well presented two double bedroom town house on the outskirts of Wakefield City Centre benefits from UPVC double glazing and gas central heating. Viewing Essential.

Asking Price £87,995

A well presented town house, offering gardens to two sides, off road parking and a garage. The property comprises; dining kitchen with patio doors opening onto the garden, a good sized lounge, two double bedrooms, a modern bathroom and oak doors throughout.

The property would ideally suit the first time buyer or someone looking to downsize. Located on the outskirts of Wakefield City Centre. Viewing essential to appreciate the generous accommodation on offer.

DINING KITCHEN

A good sized room with space for bistro table, filled with plenty of light from the UPVC window and patio doors leading to the rear garden. A range of wall and base units, integrated large electric oven and induction hob, space for washing machine, space for an under counter fridge and freezer and a condenser tumble dryer. Laminate flooring and combination boiler. With double doors leading to the lounge.

LOUNGE

UPVC window to front over looking the garden. Radiator, TV point, telephone point, under stairs storage space, currently used as a home office. A wall mounted fire and solid oak flooring. UPVC glazed door leading to the front garden.

LANDING

With airing cupboard and ladder access to carpeted and insulated loft space providing useful storage.

BEDROOM ONE

A good sized double room. Two Upvc windows to the front aspect, radiator.

BEDROOM TWO

A further good sized double. Upvc window to the rear aspect, radiator.

BATHROOM

UPVC opaque glazed window to the rear. A three piece suite comprising panelled bath with waterfall tap, rainfall shower head over, wall mounted wash basin with waterfall taps, low level W.C, fully tiled, heated towel rail and under floor heating.

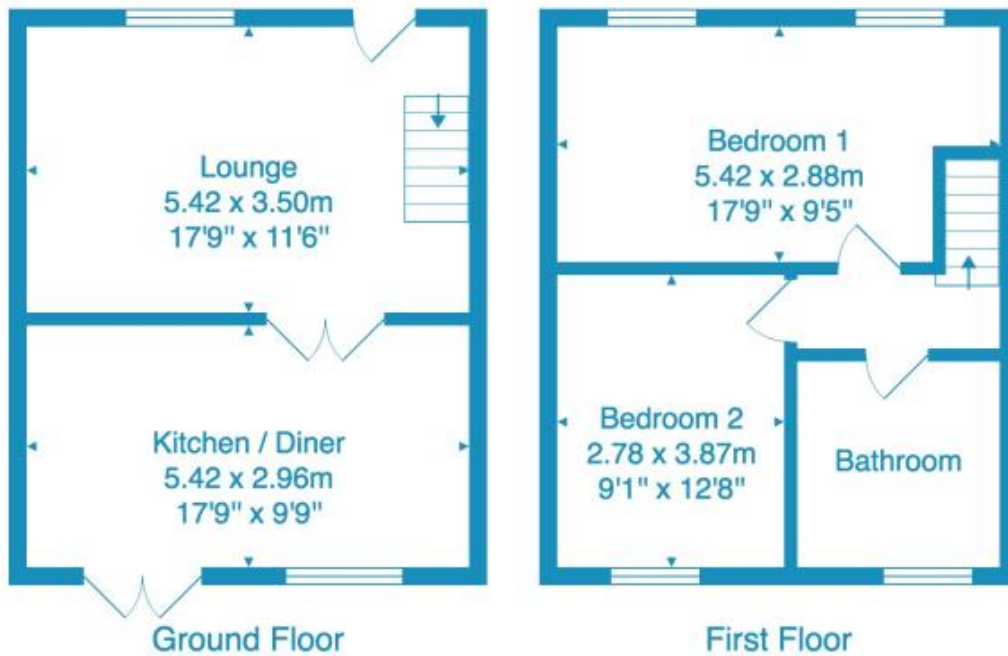
ATTIC

Accessed by a loft ladder, the attic is carpeted and insulated and can be used as a useful storage area.

OUTSIDE

Enclosed garden to front. To the rear there is a further paved terrace, with an attractive pond and pergola, detached garage and gravelled off road parking space.





Total Area: 71.8 m² ... 772 ft²

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.

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