



WARWICK STREET,
WAKEFIELD, WF1 5BJ
Offers In Region Of
£78,000
2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

A beautifully presented 2 bedroom Mid Terrace House would suit the first time buyer. Spacious and immaculately presented accommodation comprising of lounge, inner hall, dining room and kitchen. To the first floor there are two bedrooms and family bathroom. The outside of the property has an enclosed paved garden to the rear and an outhouse building. This property would suit the first time buyer, close to public transport and Motorway links, shops and schools and other local amenities. Viewing Recommended.

ENTRANCE

White uPVC door with brass fixtures and double glazed oval panel and skylight window above leading into the lounge.

LOUNGE

White uPVC double glazed window to the front aspect. Telephone point, t.v. point, laminate flooring in an oak finish, two radiators, coving to ceiling, central light fitting, picture rail, ornate living flame gas fire with pebble effect and a marble style surround, limestone finish back and hearth, plug points. Door access with brass fixture leading into the inner hallway.

INNER HALLWAY

Thermostat, stair access with right hand banister rail leading up to the first floor. Door with brass fixture leading into separate dining room.

DINING ROOM

White uPVC double glazed window to the rear aspect. Radiator, laminate flooring in an oak finish running through from the inner hallway, lounge and dining room. Mounted living flame gas fire in a contemporary design with a stainless steel back in a pebble and wood finish. Central light fitting, access to understairs storage currently being used as a utility space, space for a fridge freezer and tumble dryer, plug points. Door with brass fixture leading through into the kitchen.

KITCHEN

Two uPVC double glazed windows, the rear one of which is frosted glazed. Contemporary cottage style kitchen comprising of base and wall units in a cream effect with chrome fixtures, drawer, cupboard and shelving space, complimentary wood effect roll top work surfaces, partly tiled walls, integrated stainless steel sink and drainer with mixer tap, integrated four ring gas hob with chimney extractor fan above with down lights, electric fan assisted oven beneath, radiator, vinyl flooring, ceiling down lights, plug points and plumbing for an automatic washing machine. White uPVC door with frosted panelling leading to the rear garden.

LANDING

Two central light fitting and plug points. Door access to both bedrooms and bathroom.

BEDROOM 1

uPVC double glazed window to the front aspect. Laminate flooring, radiator, plug points, door access to built-in wardrobe/storage space, central light fitting.

BEDROOM 2

uPVC double glazed window to the rear aspect. Radiator, central light fitting and plug points.

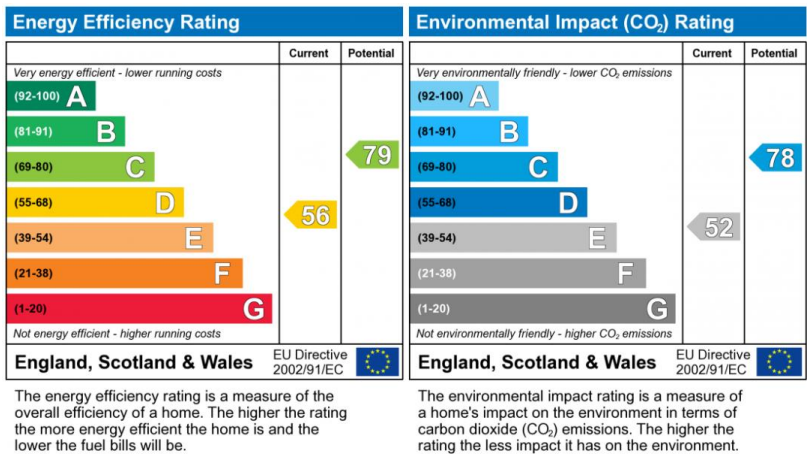
BATHROOM

uPVC double frosted glazed window to the rear aspect. Three piece suite comprising of a panelled bath with chrome mixer taps, low level flush w.c., pedestal wash basin with mixer taps, partly tiled splashback, radiator, vinyl flooring and central light fitting.

OUTSIDE

Enclosed garden to the rear currently used as a recreational paved patio space. Gated access to the road beyond.





AGENTS NOTES:

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