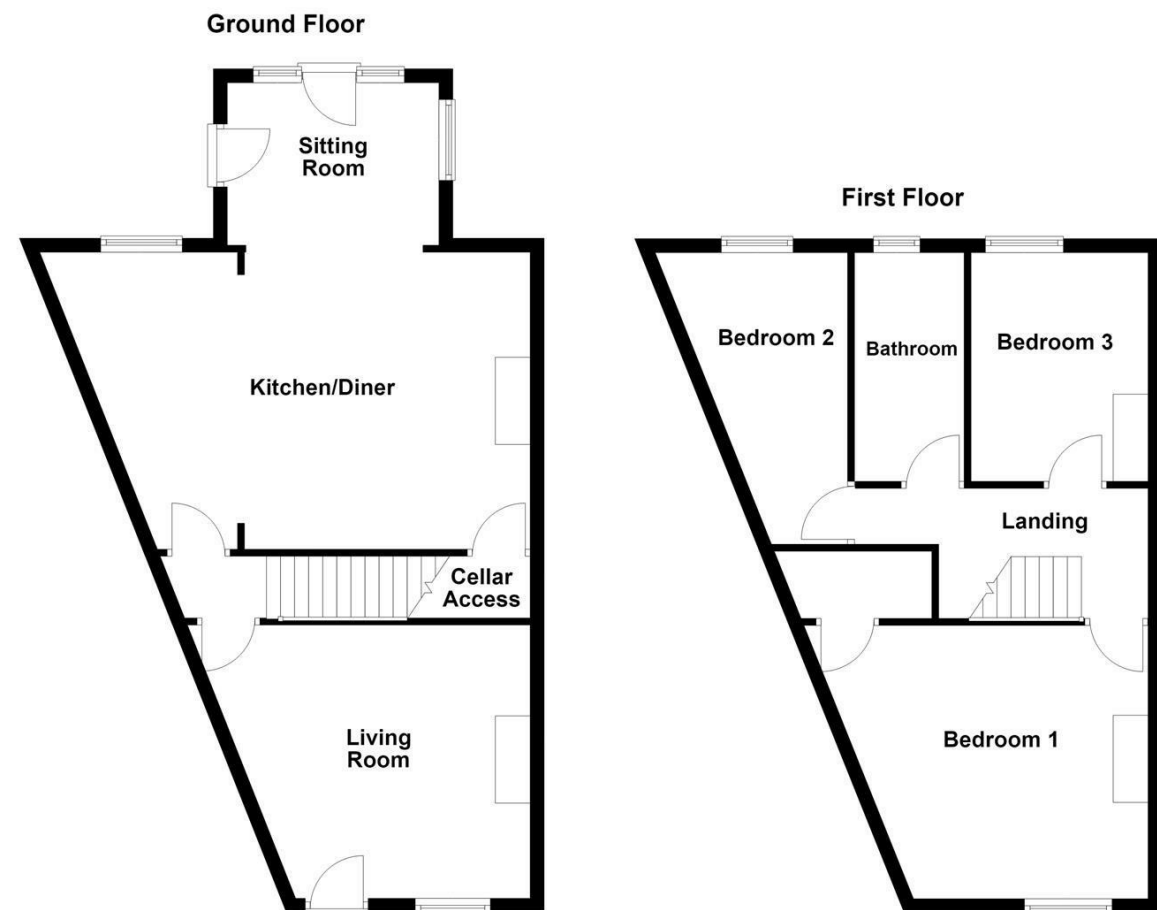




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NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



18 Symons Street, Wakefield, WF2 8DU

For Sale Freehold £230,000

Situated just outside Wakefield city centre is this fully refurbished and superbly presented three bedroom end terraced home. Offering well proportioned accommodation throughout, the property benefits from three good sized bedrooms, generous reception space, a modern fitted kitchen and bathroom, a substantial rear garden and off road parking.

The accommodation briefly comprises a spacious living room leading through to an inner hallway with staircase to the first floor. From here, access is provided to the kitchen diner, which benefits from access to the cellar and leads through to a separate sitting room overlooking the rear garden. To the first floor, the landing provides access to three well proportioned bedrooms, a contemporary family bathroom and the loft space. Externally, to the rear is a generous, low maintenance garden incorporating paved patio areas, decorative slate and planted borders, providing an ideal space for outdoor dining and entertaining. Double gates to the rear provide access to a paved driveway offering off road parking.

The property is conveniently positioned for a range of local amenities, shops and schools, with Wakefield city centre only a short distance away. Regular bus services operate nearby, whilst Wakefield benefits from its own bus station and two railway stations providing direct links to Leeds, Manchester and London. Both the M1 and M62 motorway networks are also within easy reach, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this beautifully presented home has to offer.

IMPORTANT NOTE TO PURCHASERS

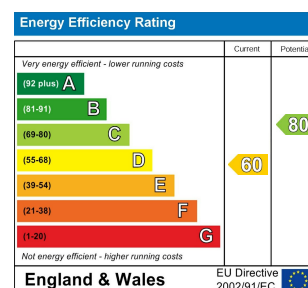
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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



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ACCOMMODATION

LIVING ROOM

12'10" x 16'2" (3.92m x 4.95m)

Frosted and stained glass UPVC double glazed front entrance door leading into the living room. UPVC double glazed window to the front, central heating radiator, spotlights to the ceiling and door providing access to the inner hallway.

INNER HALLWAY

Staircase leading to the first floor landing and door providing access to the kitchen diner.

KITCHEN DINER

13'11" x 23'4" (4.26m x 7.12m)

Fitted with a range of modern wall and base units with work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Five ring induction hob with extractor hood above, integrated double oven, integrated washing machine and Ideal combination boiler housed within the kitchen. Partial spotlights to the ceiling, access down to the cellar and opening through to the sitting room. UPVC double glazed window overlooking the rear aspect.

SITTING ROOM

7'4" x 9'10" (2.25m x 3.02m)

Spotlights to the ceiling, column central heating radiator, frosted UPVC double glazed door to the side, UPVC double glazed door to the rear and UPVC double glazed window to the side.



FIRST FLOOR LANDING

Loft access with pull-down ladder, spotlights to the ceiling, central heating radiator and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 16'3" (3.90m x 4.96m)

UPVC double glazed window to the front, spotlights to the ceiling, central heating radiator and access to a useful storage cupboard.



BEDROOM TWO

13'11" x 9'1" (4.25m x 2.78m)

UPVC double glazed window to the rear, central heating radiator and spotlights to the ceiling.



BEDROOM THREE

10'9" x 8'4" (3.28m x 2.55m)

UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.



BATHROOM/W.C.

10'9" x 4'11" (3.28m x 1.52m)

Frosted UPVC double glazed window to the rear, spotlights to the ceiling, extractor fan and matte black ladder style central heating radiator. Fitted with a concealed cistern low flush W.C.,

wash basin set within a vanity unit with storage below and mixer tap, together with a tiled-in bath with mixer tap, mains fed overhead shower, shower attachment and glass shower screen. LED mirror, matte black fittings and fully tiled walls.



OUTSIDE

To the rear is a generous low maintenance garden incorporating a paved patio area, ideal for outdoor dining and entertaining, together with planted and sleeper bordered beds containing mature shrubbery. The garden is fully enclosed by walling and timber fencing, with wrought iron double gates to the rear providing access for off road parking from the rear of Symons Street with provision for an electric car charging point.



COUNCIL TAX BAND

The council tax band for this property is A.

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.